



IMcH Planning and Development Consultancy

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Development Management
South Derbyshire District Council
Civic Offices
Civic Way
Swadlincote
DE11 0AH

Planning Permission 9/2018/1127– Wood Farm, Marjory Lane, Harehill, Ashbourne

1. Planning permission for the above development was granted by the Council on 22 March 2019. The permission is subject to 21 conditions, including Condition Number 2, which specified the approved plans.
2. The Council is aware that the development started in October 2020. During construction, it has become evident that there are some differences between the approved plans and the work carried out on site. I must point out that Radbourne Construction is a relatively new company and, up until now, it has not been entirely familiar or experienced in the planning process. There has been no intention to deceive the Council and it hopes to foster a good professional relationship on this and other developments.
3. The amendments are highlighted on the submitted plans and include variations on all of the 7 units. In my opinion, these differences are relatively minor and can be dealt with as a variation to the condition, by substituting the amended plans for those approved. Pre-application discussions with James Norton have confirmed this.
4. It should be noted that the plans show air-source heat pumps. However, these are being considered under a separate application, because they were not included in the original description of development.
5. Whilst the changes are driven by Radbourne, the matter has been with the Council as a 'pre-app' for some time. Sales of the units are proceeding and the matter

needs to be resolved quickly if possible. As stated above, the changes themselves are relatively minor and the design principles and form of the development have not changed in any significant way. Consequently, the applicant will be immensely grateful if this application can be dealt with in an expedient manner.

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