
Delegated report Officer: Jessica Clarke-Roome

Application ref. DMOT/2025/1485

The approval of details reserved by conditions 4 (no clearance of vegetation by burning, or disposal of other materials by burning), 5 (biodiversity enhancement), 6 (boundary treatments), 7 (facing materials), 8 (water consumption), 9 (details of the door, window frame and fascia colours), 11 (CMP), 12 (detailed scheme of hard and soft landscaping) of planning permission DMPA/2024/0359 at 25 Mount Pleasant Road, Castle Gresley, Swadlincote, DE11 9JE

Valid date: 10/11/2025

Consults expired: 05/12/2025

EIA development? No

Section 106 agreement? Not required

This decision is delegated to officers under the terms of the current Scheme of Delegation.

Relevant planning history

This application seeks approval of details required by conditions set out on the host permission, as described above. The host permission forms the most relevant planning history for this application.

Responses to consultations and publicity

Environmental Health Officer - No objection

In reference to the above, I have no comments, and I am happy to approve the details in relation to Condition 4 (no clearance of vegetation by burning, or disposal of other materials by burning)

Derbyshire Wildlife Trust - No objection

First Response 28 January 2026 - Condition 5 – Biodiversity Enhancement

We have reviewed the Decision Notice Response document (March 2025) which included a chapter in response to Condition 5 (Biodiversity Enhancements). The document details the inclusion of 1 x RSPB Timber Bat Box and 1 x RSBP Swift Nest Box to be externally mounted onto the new dwelling. The chosen enhancements and their locations are considered to be suitable. We do however advise that hedgehog gaps within new fencing should be implemented, to maintain connectivity for this species between neighbouring gardens. Holes should be at least 130 mm x 130 mm.

If the proposed hedgehog highways are clearly specified within the ecological enhancements section of the response document, we will raise no objection to the condition being approved. Once this detail is shown on the plan, no further consultation will be required.

Condition 12 – Hard & Soft Landscaping

The landscaping details as highlighted in the response document are considered to be mostly appropriate. However, we do note that the condition stipulates the type of seed mix for proposed grass areas. We advise that a flowering lawn mix may be suitable such as Naturescape N14 Flowering Lawn Mixture or Emorsgate EL1 Flowering Lawn Mixture.

If the proposed seed mix can be clearly specified within the landscaping section of the response document, we will raise no objection to the condition being approved. Once this detail is shown on the plan, no further consultation will be required

Second Response 17 February 2026 - After reviewing the below documents, I have no objections to the discharge of Conditions 5 and 12.

Derbyshire County Highways - No objection

I can confirm that having reviewed the submitted information the Local Highway Authority has no objections to the approval of details reserved by Condition 11 (CMP) of planning permission DMPA/2024/0359.

Relevant policy, guidance and/or legislation

The relevant Development Plan policies are set out in the officer report relating to the host permission.

Planning considerations

This application seeks approval of details required by conditions 4 (no clearance of vegetation by burning, or disposal of other materials by burning), 5 (biodiversity enhancement), 6 (boundary treatments), 7 (facing materials), 8 (water consumption), 9 (details of the door, window frame and fascia colours), 11 (CMP) , 12 (detailed scheme of hard and soft landscaping) as set out in the host permission DMPA/2024/0359. The wording of the relevant condition is set out below. The scope of planning considerations is confined to the matters which those condition seek to control or address. Matters of principle are thus not of relevance under this assessment.

Condition 4 (no clearance of vegetation by burning, or disposal of other materials by burning) : During the period of construction there should be no clearance of vegetation by burning, or disposal of other materials by burning owing to the proximity of neighbouring sensitive receptors

Reason: In the interests of protecting the amenity of the area and adjoining occupiers

Condition 5 (biodiversity enhancement): Prior to any works to construct a building or boundary treatment, a scheme of biodiversity enhancement (namely the incorporation of bat roosting bricks/sparrow nesting terraces/house martin and swallow nesting boxes/bird nesting boxes/hedgehog passage holes) shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall also include a method of communicating the purpose of such biodiversity enhancement measures to occupiers of the dwelling(s). The approved scheme shall be implemented so that physical measures are incorporated before the first occupation of each respective dwelling and thereafter retained and maintained in situ.

Reason: In order to safeguard and enhance habitat on or adjacent to the site in order to secure an overall biodiversity gain.

Condition 6 (boundary treatments) : Prior to the construction of a boundary wall, fence or gate, details of the position, appearance and materials of such boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall be completed in accordance with the approved details before the respective dwelling to which they serve is first occupied or in accordance with a timetable which shall first have been submitted to and approved in writing by the Local Planning Authority. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any statutory instrument amending, revoking and/or replacing that Order, no further boundary treatments shall thereafter be erected without the permission of the Local Planning Authority pursuant to an application made in that regard.

Reason: In the interests of the character and appearance of the area, in particular to maintain the character of public realm as secured under the plans hereby approved.

Condition 7 (facing materials) : Prior to their incorporation in to the building hereby approved, details and/or samples of the facing materials to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be constructed using the approved facing materials.

Reason: In the visual interest of the building and the surrounding area.

Condition 8 (water consumption): Each dwelling shall be constructed and fitted out so that the estimated consumption of wholesome water by persons occupying the dwelling will not exceed 110 litres per person per day, consistent with the Optional Standard as set out in G2 of Part G of the Building Regulations (2015). The developer must inform the building control body that this optional requirement applies.

Reason: To ensure that future water resource needs, wastewater treatment and drainage infrastructure are managed effectively, so to satisfy the requirements of policy SD3 of the Local Plan.

Condition 9 (details of the door, window frame and fascia colours) : Prior to their incorporation in to the building hereby approved, details of the door, window frame and fascia colours shall be submitted to and approved in writing by the Local Planning Authority. The door, window frame and fascia colours shall be installed in accordance with the approved details.

Reason: In the visual interest of the building(s) and local distinctiveness

Condition 11 (CMP) : Prior to commencement of the development hereby permitted details of a Construction Management Plan (CMP) shall be submitted to and approved in writing by the Local Planning Authority. The approved plan shall be adhered to throughout the demolition/construction period. The plan/statement shall include but not be restricted to:

- Parking of vehicle of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
- Any temporary access to the site;
- Locations for loading/unloading and storage of plant, waste and construction materials;
- Method of preventing mud and dust being carried onto the highway;
- Arrangements for the protect the neighbouring (existing dwelling-house) during the construction period;
- Arrangements for turning vehicles;
- Arrangements to receive abnormal loads or unusually large vehicles;
- Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.

Reason: In the interests of safe operation of the adopted highway in the lead into development both during the demolition and construction phase of the development.

Condition 12 (detailed scheme of hard and soft landscaping) : Prior to occupation of the development, a detailed scheme of hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. The scheme should include specifications of hard landscaping materials; and for soft landscaping evidence the proposed locations of each tree species, the size of each type of tree (standard, select standard, or heavy standard with girth dimensions), the mix of any proposed grass areas, and the proposed locations and sizes of any ornamental shrubs (in litre pots). The works shall be undertaken in accordance with the agreed details prior to occupation of the development. All planting, seeding or turfing comprised in the approved scheme shall be carried out in the first planting and seeding seasons following the date of this decision; and any plants which within a period of five years (ten years in the case of trees) from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species and thereafter retained for at least the same period, unless the Local Planning Authority gives written consent to any variation.

Reason: In accordance with policy BNE1 of the Local Plan and in the visual interest of the development.

Planning assessment

In relation to this application the applicant has submitted details for each of the conditions which will be reviewed below

Condition 4 (no clearance of vegetation by burning, or disposal of other materials by burning) : This is a compliance condition that the applicant will need to ensure not burn any waste from the development to protect neighbouring amenity.

Condition 5 (biodiversity enhancement) : A Biodiversity Enhancement Strategy has been produced by the applicant which sets out the inclusion of 1 Bat Box and 1 Swift Nest Box to be erected onto the new dwelling. Derbyshire Wildlife Trust have been consulted and it is considered that these are located in appropriate locations however it is advised that hedgehog highways are also installed within the new fencing. Further details have been submitted and it is considered that the information provided is as requested by Derbyshire Wildlife Trust, therefore there is no objection to the discharge of condition 5.

Condition 6 (boundary treatments) : Details of the proposed boundary treatments for the development has been submitted and it is proposed for fencing to be erected at the sides and rear of the dwelling. This is considered to be appropriate following the request of Derbyshire Wildlife Trust these have been amended to include Hedgehog Highways therefore condition 6 can be discharged.

Condition 7 (facing materials) : Details of the materials proposed to be used for the application site have been submitted and the brick proposed to be used is Ibstock Reigate Medium which is in keeping with the surrounding area. The proposed roof tile is a Marley Ashmore Old English Dark Red which is considered to be appropriate and inkeeping with the surrounding streetscene. Therefore condition 7 can be discharged.

Condition 8 (water consumption) : This condition is a compliance condition that is monitored through building regulations therefore this condition is not one to be discharged.

Condition 9 (details of the door, window frame and fascia colours) : Details have been submitted and it is proposed that Grey window frames and doors will be used which is considered to be acceptable for the proposed dwelling. Therefore condition 9 can be discharged

Condition 11 (CMP) : A construction management plan has been submitted which provides details that there is 3 parking spaces for site operatives in the front of the dwelling which is considered appropriate, using the water supply to the site it is proposed to ensure that there will be no excess mud / dust from construction vehicles carried onto the main road. The site manager will be available for all surrounding residents to contact if needed therefore it is considered appropriate. Derbyshire Highway Authority have been consulted and there is no objection to the submitted details. Therefore condition 11 can be discharged.

Condition 12 (detailed scheme of hard and soft landscaping) : A scheme of landscaping has been submitted for the rear garden to be seeded with trees at the boundary with no.27. Derbyshire Wildlife Trust have been consulted on this and it is considered to be appropriate however it is requested for details of the seed mix for the lawn to be provided. This has been provided, as such there is no objection from DWT to the discharge of condition 12. In regard to the areas of hard landscaping there is to be a paved area to the rear of the development whereby a shed will be erected and the front will be hardstanding with tarmac which would not be out of keeping with the surrounding streetscene. Therefore it is considered that condition 12 can be discharged.

To conclude it is considered that conditions 5, 6, 7, 9, 11 and 12 of DMPA/2024/0359 can be discharged. Conditions 4, and 8 are compliance conditions and therefore cannot be formally discharged.

Recommendation

Approve

None of the other matters raised through the publicity and consultation process amount to material considerations outweighing the assessment of the main issues set out above, noting that conditions or obligations have been attached where meeting the tests for their imposition. Where relevant, regard has been had to the public sector equality duty, as required by section 149 of the Equality Act 2010 and to local finance considerations (as far as it is material), as required by section 70(2) of the Town and Country Planning Act 1990 (as amended), as well as climate change, human rights and other international legislation.

Recommendation made: 18/02/2026

Report agreed: 26/02/2026

Authorised officer: Jenny Blair
