
Delegated report Officer: Jenny Blair

Application ref. DMOT/2024/1153

Approval of details reserved by a condition 6a (archaeology), 7 (bird nesting) and 8 (alternative provision for nesting sites) relating to planning permission DMPA/2021/0933 (The conversion and extension of buildings to form 4 no. dwellings with associated alterations and proposed new access) at Hall Farm, Twyford Road, Twyford, Derby, DE73 7HJ

Valid date: 04/09/2024

Consults expired: 23/06/2025

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

Derbyshire Wildlife Trust

Overall, we consider that the details provided are sufficient to discharge Condition 7.

Overall, we have no objections to the details pertaining to Condition 8 but advise that photographs of the features in situ shall be submitted to the LPA to fully discharge the condition.

Derbyshire County Council Archeology

Satisfied that criteria of condition 6 part a has been met, however part b and c will only be able to be fully discharged at the time the written scheme of investigation has been implemented and the archive deposition.

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 to discharge conditions 6a, 7 and 8 of planning permission DMPA/2021/0933. Condition 6a states:

- a) No development shall take place until a Written Scheme of Investigation for archaeological monitoring has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and
- 1). The programme and methodology of site investigation and recording;
 - 2). The programme and provision to be made for post investigation analysis and reporting;
 - 3). Provision to be made for publication and dissemination of the analysis and records of the site investigation
 - 4) Provision to be made for archive deposition of the analysis and records of the site investigation; and
 - 5) Nomination of a competent person or persons/organization to undertake the works set out within the Written Scheme of Investigation.

[b) No development shall take place other than in accordance with the archaeological Written Scheme of Investigation approved under condition (a).

c) The development shall not be occupied until the site investigation and post investigation reporting has been completed in accordance with the programme set out in the archaeological Written Scheme of Investigation approved under condition (a) and the provision to be made for publication and dissemination of results and archive deposition has been secured.]

Condition 7 states:

No development work shall take place between 1st March and 31st August inclusive, unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird activity on site during this period, and details of measures to protect the nesting bird interest on the site, have first been submitted to and improved in writing by the local planning authority and then implemented as approved.

Condition 8 states:

No development work shall commence until a scheme for the provision of suitable alternative nesting sites for birds including provision for swallows along with a timetable for the implementation of such measures, has been submitted to an approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Planning assessment

The proposal relates to the conversion and extension of Grade II Listed outbuildings associated with Twyford Hall to residential use. Planning permission was granted in February 2023 for the conversion and extension of buildings to form 4no. dwellings with associated alterations and proposed new access. The planning permission required condition 6, 7 and 8 to be discharged following planning permission being granted. The applicant has submitted details to discharge these conditions, including a Written Scheme of Investigation and a Bat and Bird Report.

Condition 6 relates to archaeology. A Written Scheme of Investigation has been provided. The Derbyshire County Council Archeologist has provided no objections to condition 6 part a, however notes that parts b and c cannot be discharged until the WSI has been implemented. This can be submitted for approval at a later date. On this basis, it is considered that the information submitted as part of this application would be sufficient to discharge condition 6 part a.

Condition 7 relates to bird nesting. A Bat and Bird survey has been provided in support of this condition. The Council has considered the submitted details, and Derbyshire Wildlife Trust have raised no objections. The details as submitted are confirmed as satisfactory. On this basis, it is considered that the information submitted as part of the application would be sufficient to discharge condition 7.

Condition 8 relates to alternative nesting sites. A Bat and Bird Survey and a Swallow Mitigation Scheme has been provided in support of this condition. Derbyshire Wildlife Trust supports the inclusion of nesting cups and advises that at least 4 x Swallow Nest Cups such as Vivara Pro Woodstone Swallow Bowl (or similar approved) are implemented into the scheme. Derbyshire Wildlife Trust advised that photographs of the mitigation in situ would also be required to discharge the condition, and while officers are aware conditions can sometimes require this, it is noted that evidence of the mitigation in situ is not a particular requirement of condition 8, but the onus is on the developer to comply with the details as submitted. The Council are therefore satisfied that the requirements of the condition have been met and it can therefore be 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:	25/06/2026
Report agreed:	26/06/2026
Authorised officer:	Sarah Beeby
