
Delegated report Officer: Teresa Turner

Application ref. DMOT/2026/0655

Approval of details required by conditions 4 (facing materials), 5 (boundary treatments), 6 (hard and soft landscaping) and 9 (Biodiversity Enhancement Plan) of permission ref. DMPA/2024/1661 relating to proposed barn conversion to dwellinghouse on Sealwood Barn, Seal Wood Lane, Linton, Swadlincote, DE12 6PA

Valid date: 18/05/2026

Consults expired: 17/06/2026

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 (DWT) has reviewed the Species Enhancement Plan (2026-1105 235), dated May 2025 and the plan details the inclusion of three bird nest boxes, six pole-mounted bat boxes, two insect towers and two hedgehog boxes.

Although DWT acknowledge the proposed enhancements, the SEP should include at least one integral universal nest box /swift brick on the new dwelling, together with integral bat boxes. Where this is not feasible due to the proposed materials, externally mounted alternatives should be considered. We note that hedgehog gaps may not be necessary, as no additional fencing is proposed. However, ecologically beneficial landscaping should be clearly shown on the plan. Overall, if the above comments can be addressed, DWT will have no objections to the partial discharge of Condition 9.

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 the discharge of details required by conditions 4, 5, 6 and 9 as set out in host permission DMPA/2024/1661. The wording of the relevant conditions are set out below:

Condition 4: 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 5: 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 are 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 in accordance with Policy BNE1 of the Adopted Local Plan

Condition 6: Hard and Soft Landscaping

Prior to the occupation of the dwelling a scheme of hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. Details of soft landscaping should evidence compliance with British Standard (BS) 3936: 'Part 1 - Specification for trees and shrubs', BS3969 - 'Recommendations for turf for general purposes' and BS4428 - 'Code of practice for general landscape operations (excluding hard surfaces)'. Where areas of public open space are included in the proposals, the details shall be supplemented with details of play equipment, seating, litter and dog waste bins, signage and other ancillary structures (as necessary). All hard landscaping shall be carried out in accordance with the approved details prior to occupation of the dwelling, whilst all planting, seeding or turfing comprised in the approved scheme shall be carried out in the first planting and seeding seasons following the first occupation of the dwelling or the completion of the development, whichever is the sooner; 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 the interest of the visual setting of the development and the surrounding area and Policy BNE1 of the Adopted Local Plan

Condition 9: Biodiversity Enhancement Plan

Prior to occupation of the development, a Biodiversity Enhancement Plan shall be submitted to and approved in writing by the Local Planning Authority. Approved measures shall be implemented in full and maintained thereafter. The Plan shall clearly show positions, specifications and numbers of features, which will include (but are not limited to) the following:

- Universal nest boxes at ratio of 1:1, in line with British Standard 42021:2022.
- Integrated bat boxes.
- Fencing gaps 130 mm x 130 mm to maintain connectivity for hedgehogs.
- Summary of ecologically beneficial landscaping (full details to be provided in Landscape Plans).

A statement of good practice including photographs should be submitted to the local planning authority prior to the discharge of this condition, demonstrating that the enhancements have been selected and installed in accordance with the above. The enhancements should be implemented in accordance with the approved details and all features retained in that manner thereafter.

Reason: In the interests of enhancing biodiversity and in accordance with policy BNE3 of the Local Plan.

Planning assessment

Condition 4:

The details on submitted drawing no. 2026-1105-250B, entitled 'Proposed Facing Materials', received on 15th May 2026, would be deemed sufficient to satisfy the wording of condition 4.

The submitted elevations on the afore-mentioned drawing are in conformity with the approved plans of the DMPA/2024/1661 planning permission. The use of coated polyester box profile sheeting in a dark finish for the wall and roof cladding and oak faced composite open-joint/slatted timber for some of the lower wall cladding would be appropriate given the existing character of the redundant agricultural barn buildings and the character of the surrounding area.

It is therefore considered that condition 4 of DMPA/2024/1661 can be fully discharged.

Condition 5:

The originally submitted drawing no. 2026-1105-251, entitled 'Boundary Treatment Plan', received on 15th May 2026, shows the following details:

- The retention of the existing 1.2m high timber post and wire fence to the north and [part] east boundaries (denoted as orange line);
- The retention of the existing 1m high post and rail fence on the south, [part] south east and west boundaries (denoted as pale blue line); and
- The erection of a stone pillared wall with a timber access gate at the northwest corner of the site where the internal driveway connects to Seal Wood Lane (denoted as purple line).

The condition requires that, prior to the construction of a boundary wall, fence or gate, details of the position, appearance and materials of such boundary treatments be submitted to and approved by the Local Planning Authority.

Although the drawing shows the location and type of existing boundary treatments, it does not provide details of the height or appearance of the wall and gate at the site entrance. However, it should also be noted that these details do not form part of what has been approved via the DMPA/2024/1661 planning permission and therefore these specific details cannot be discharged by this condition.

Following discussions with the Agent, an amended plan (drawing no. 2026-1105-251 Rev. A) was received on 23/07/26 with added photographs of the existing boundary treatments with the same colour coded lines (albeit dashed on this plan) as previously submitted. The existing timber post and wire and the timber post and rail fencing would remain as before and the existing metal gate at the entrance to the site would also be retained. Photographs of all the existing boundary treatments have been provided on the amended plan. The proposed stone pillared wall and timber gates have been removed from the plan.

It is therefore considered that the amended plan of 23/07/26 is now sufficient to satisfy the wording of condition 5 of DMPA/2024/1661 which can now be fully discharged.

Condition 6:

The details on submitted drawing no. 2026-1105-252, entitled 'Hard and Soft Landscaping Plan', received on 15th May 2026, would be deemed sufficient to satisfy the wording of condition 6.

The use of the paving slabs and gravel in the specified areas would be considered appropriate and are in line with the details that were shown on the approved site plan (drawing no. 2021-1046-FUL-200A) of the DMPA/2024/1661 planning permission. The hard landscaped patio area immediately adjacent to the west side of the approved dwelling has been increased in depth and encroaches slightly into the garden area but not enough to be considered detrimental to the overall rural character that surrounds the building and it would provide a larger and more useful outdoor amenity area that can be enjoyed close to the house and its facilities.

Natural grassland covers a large proportion of the site area and again this is in line with the approved 2024 site plan. The unmanaged nature of the grassed area would support biodiversity and would create a vibrant seasonal landscape providing food and shelter for native insects, birds and mammals. The rain garden would also provide a wildlife habitat with multiple environmental and practical purposes including stormwater management and groundwater recharge.

The site is covered with a large number of trees and the 2024 plans as well as the current plans show that none will be lost with the development of the site.

It is therefore considered that condition 6 of DMPA/2024/1661 can be fully discharged.

Condition 9:

The submitted Species Enhancement Plan (drawing no. 2026-1105 235) details the inclusion of three

bird nest boxes, six pole-mounted bat boxes, two insect towers and two hedgehog boxes.

DWT has requested that at least one bird box should be installed on the dwelling itself however the proposed materials for the upper walls and roof of the dwelling would not be appropriate for nesting birds due to the plastic cladding being a poor insulator that would not provide the necessary warmth for birds which is crucial to their survival. Plastic cladding can also retain condensation causing dampness and cold which is also detrimental to bird's health. The submitted plan indicates that 3 bird boxes would be installed in more appropriate locations than on the dwelling itself as they would be set within a natural environment surrounded by trees and soft landscaping and away from the more intense human activity that would occur around the dwelling. As such, it would be the case officer's considered opinion that the proposed bird box details would be sufficient to meet the wording of the condition and also the 1:1 ratio stipulated for the nest boxes.

The bat report that was commissioned for the 2024 application recorded no evidence of bats either internally or externally within the existing modern barn and concluded there was negligible potential to support roosting bats given its metal frame and corrugated sheet metal construction and the Perspex skylights and windows afforded too much light internally for the bats to roost. DWT has requested at least 1 integral bat box on the dwelling but again the attachment of a bat box to the proposed plastic cladding would not be appropriate as plastic cladding could trap bat claws and other debris leading to potential harm to the bats. Additionally, bats prefer rough surfaces for roosting and plastic cladding does not provide the necessary texture for bats to cling to. As with the reasoning for the bird boxes above, the proposed pole mounted double bat boxes interspersed throughout the woodland setting surrounding the house would be more conducive than having boxes mounted on the house itself such that the submitted details would be considered sufficient to satisfy the condition.

The proposed insect towers offer benefits for gardens and the environment by attracting pollinators such as bees, butterflies and ladybugs as well as beneficial insects that are predators of common garden pests. They can significantly contribute to the health and sustainability of the ecosystem within the site.

The submitted plan also details hedgehog nesting boxes adjacent to the open fencing along the east and south boundaries. The existing fencing that is to be retained along these boundaries would have sufficient gaps to maintain connectivity for the hedgehogs between the residential site and the surrounding fields. The rural nature of the landscape surrounding the dwelling and the proposed mown pathways through the grassland areas, as shown on drawing no. 2026-1105-252, would be sufficient to create an appropriate habitat as well as 'hedgehog highways' which they could navigate freely to find food, mates and other nesting sites. The landscape would be such that it would be easy to create log piles and leaf piles to provide further shelter and nesting sites for hedgehogs.

It is therefore considered that the submitted details on drawing no. 2026-1105 235 are sufficient to satisfy the wording of condition 9 of DMPA/2024/1661. This condition can only be partially discharged at this stage as photographs of the installed enhancements, as detailed above, are required to comply with all the requirements of this condition.

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:	04/08/2026
Report agreed:	05/08/2026
Authorised officer:	Jenny Blair
