

Nichola Kiddy

From: Highley, Sue (Economy, Transport & Environment)
<Sue.Highley@derbyshire.gov.uk>
Sent: 04 September 2015 12:11
To: Planning
Cc: ETE PROW (Economy, Transport & Environment)
Subject: Proposed Four New Dwellings on Land at Coppice Farm, Sealwood Lane, Overseal
9/2015/0796 TP 45820

Dear Sir

The above application does not significantly differ in highway terms to application 9/2014/1095 upon which I commented in an e-mail dated 23 February 2015 and an informal submission which I commented upon in an e-mail dated 10 July 2015.

Therefore, provided that the following conditions are included in any consent, there are no objections to the proposal from the highway point of view.

1. Prior to any other works commencing, the entire frontage onto Sealwood Lane shall be cleared, and maintained throughout the life of the development clear, of any obstruction exceeding 600mm in height relative to the level of the Lane in order to maximise visibility available to drivers emerging from within the site onto Sealwood Lane.
2. Prior to the occupation of each dwelling, the associated new access to Sealwood Lane and parking spaces shall be formed to Sealwood Lane. The accesses and parking shall be laid out in accordance with the application drawing and maintained thereafter free of any impediment to their designated use.

The following notes should be appended to any consent for the information of the applicant:

a) Pursuant to Section 184 of the Highways Act 1980 and Section 86(4) of the New Roads and Streetworks Act 1991 prior notification shall be given to the Department of Economy Transport & Environment at County Hall, Matlock regarding access works within the highway. Information, and relevant application forms, regarding the undertaking of access works within highway limits is available via the County Council's website

http://www.derbyshire.gov.uk/transport_roads/roads_traffic/development_control/vehicular_access/default.asp, email ETENetmanadmin@derbyshire.gov.uk or telephone Call Derbyshire on 01629 533190.

b) Pursuant to Section 163 of the Highways Act 1980, where the site curtilage slopes down towards the public highway measures shall be taken to ensure that surface water run-off from within the site is not permitted to discharge across the footway margin. This usually takes the form of a dish channel or gulley laid across the access immediately behind the back edge of the highway, discharging to a drain or soakaway within the site.

c) The Highway Authority recommends that the first 5m of the proposed access driveway should not be surfaced with a loose material (i.e. unbound chippings or gravel etc.). In the event that loose material is transferred to the highway and is regarded as a hazard or nuisance to highway users the Authority reserves the right to take any necessary action against the householder.

d) The application site is affected by Public Rights of Way (Footpaths 6 & 36, Overseal as shown on the Derbyshire Definitive Map). The routes must remain unobstructed on their legal alignment at all times and the safety of the public using them must not be prejudiced either during or after

development works take place. Further information can be obtained from the Rights of Way Duty Officer in the Economy, Transport and Environment Department at County Hall, Matlock.

- Please note that the granting of planning permission is not consent to divert or obstruct a public right of way.
- If it is necessary to temporarily obstruct a right of way to undertake development works then a temporary closure is obtainable from the County Council. Please contact 01629 580000 for further information and an application form.
- If a right of way is required to be permanently diverted then the Council that determines the planning application (The Planning Authority) has the necessary powers to make a diversion order.
- Any development insofar as it will permanently affect a public right of way must not commence until a diversion order (obtainable from the Planning Authority) has been confirmed. A temporary closure of the public right of way to facilitate public safety during the works may then be granted by the County Council.
- To avoid delays, where there is reasonable expectation that planning permission will be forthcoming, the proposals for any permanent stopping-up or diversion of a public right of way can be considered concurrently with the application for the proposed development rather than await the granting of permission.

Regards

Sue Highley | Project Engineer - Development Control | 01629 538697

Economy, Transport and Environment | Derbyshire County Council
County Hall, Matlock, Derbyshire, DE4 3AG



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RD



Severn Trent Water

South Derbyshire District Council,
Civic Offices
Civic Way
Swadlincote
DE11 0AH

For the attention of Rebecca Davies

11 September 2015

Dear Sirs

**Re: Application No. 9/2015/0796
Land Adjacent to Coppice Farm Green Lane Overseal
Swadlincote**

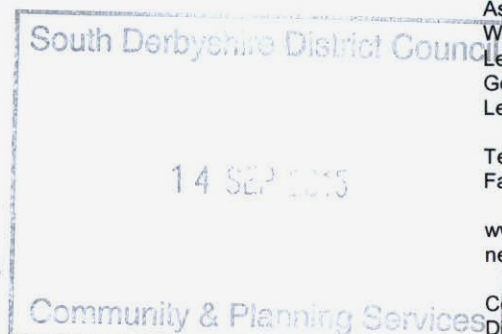
With reference to the above planning application the company's observations regarding sewerage are as follows.

I confirm that Severn Trent Water Limited has no objection to the proposal and the company has no comments to make.

If you require any further information please contact us on 0116 2343834.

Yours faithfully

**Asset Protection - Waste Water (East)
Severn Trent Water Ltd**



SEVERN TRENT WATER Ltd

Asset Protection
Waste Water - East
Leicester Water Centre
Gorse Hill
Leicester LE7 7GU

Tel: 0116 234 3834
Fax: 0116 234 3035

www.stwater.co.uk
net.dev.east@severntrent.co.uk

Contact:
Direct Line: 0116 2343255

Your Ref: 9/2015/0796
Our Ref: SF3930

RD

Marson Julie

From: Baker, Steve (Economy, Transport & Environment)
<Steve.Baker@derbyshire.gov.uk>
Sent: 14 September 2015 15:29
To: Planning
Cc: Davies Rebecca
Subject: 9/2015/0796 LAND ADJACENT TO COPPICE FARM, GREEN LANE, OVERSEAL. THE
ERECTION OF 4 DWELLINGS - archaeology comments

Dear Rebecca,

Thank you for consulting on the above planning application. I advise that the proposals will have no archaeological impact.

Regards

Steve Baker MA MCIFA, **Derby and Derbyshire Development Control Archaeologist**,
Economy, Transport and Environment, Derbyshire County Council, Shand House, Dale Road South, Matlock,
Derbyshire DE4 3RY
steve.baker@derbyshire.gov.uk

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RP.
Marson Julie

From: Rogers,Chris (Economy, Transport & Environment)
<Chris.Rogers@derbyshire.gov.uk>
Sent: 08 September 2015 14:37
To: Planning
Cc: Williams,Denise (Economy, Transport & Environment)
Subject: 9/2015/0796
Attachments: Standing Advice - GREEN V2.pdf

Dear Sir/Madam,

Thank you for contacting the Derbyshire County Council Flood Risk Management Team regarding planning application 9/2015/0796, Coppice Farm, Green Lane, Overseal. Due to the nature of the proposed plans and the site parameters the Flood Risk Management Team have no comments and would refer the developers to our standing advice attached to this email.

Kind regards

Chris

Chris Rogers | Flood Risk Technician

Flood Risk Management Team

Economy, Transport and Environment | Derbyshire County Council
County Hall, Matlock, Derbyshire, DE4 3AG
T 01629 538539
E chris.rogers@derbyshire.gov.uk or flood.team@derbyshire.gov.uk



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Planning Response Form

DCC REFERENCE:	STANDING ADVICE FOR 'GREEN CATEGORY' DEVELOPMENT
DCC CONTACT:	Flood Risk Management Team
ADVICE VALID FROM	June 2015

SURFACE WATER FLOOD RISK:

Any alteration to the existing impermeable surface area of the development site may exacerbate surface water flood risk, so the introduction of new impermeable surface should be limited where possible.

Where an increase in impermeable area is unavoidable, Derbyshire County Council (DCC) strongly promote Sustainable Drainage Systems (SuDS) to be incorporated within the design of a drainage strategy for any proposed development, applying the SuDS management train with an appropriate number of treatment stages. Applicants and planners should consult Table 3.3 of the CIRIA SuDS Manual (C697) to confirm the appropriate number of treatment stages, or contact the EA or the DCC Flood Risk Management Team directly.

Surface water drainage should be designed in line with the non-statutory technical standards for SuDS (March 2015) where reasonably practicable. Specifically, this includes restricting the peak runoff of surface water from the development according to S2 and S3. In addition, the surface water drainage system should be designed to accommodate surface water in order to restrict flood risk within the development to comply with S7, S8 and S9.

Prior to designing the site surface water drainage, a full ground investigation should be implemented to fully explore the option of ground infiltration to manage the surface water in preference to discharging to a surface water body or public sewer system, as stipulated by Approved Document H of the Building Regulations 2000. Priority should also be given to providing storage at or near to the ground surface rather than deep below the surface (e.g. in tanks or oversized sewers).

PROXIMITY TO LOCAL ORDINARY WATERCOURSES):

DCC do not generally undertake or hold any data relating to modelling on specific ordinary watercourses. The applicant is advised to contact the Environment Agency (EA) that hold modelling data for Main Rivers and some ordinary watercourses which may help to further understand local fluvial flood risk.

Due to the historic mining and mineral extraction operations in Derbyshire, networks of old stone soughs (drainage channels, sometimes known as adits) may exist beneath the ground surface in parts of the County (particularly North East Derbyshire District, High Peak Borough, Derbyshire Dales District and the Peak District National Park area). The applicant is therefore advised to investigate the potential for hidden watercourses existing on the land prior to any works being undertaken.

GROUNDWATER FLOOD RISK:

Development located in areas where the water table is at a shallow depth below the ground surface may be susceptible to groundwater flooding. In such areas, development may lead to groundwater flooding at the development site and in the close vicinity as well as potential land instability, geohazards and groundwater contamination.

Development site drainage should be considered carefully to avoid any increased risks associated with groundwater. DCC would not recommend infiltration as a means of development site surface water disposal in areas where geohazards or ground instability are deemed likely without appropriate analysis of the risks involved. Infiltration of surface water to the ground is also not advised in sensitive groundwater areas without an appropriate SuDS management train.

It is recommended that a site specific ground investigation is undertaken for the site to ascertain the existing groundwater conditions on the proposed development site.

SUDS MAINTENANCE:

As of 6th April 2015 LPAs have, under the Planning Practice Guidance (PPG), been responsible for ensuring through the use of planning conditions and planning obligations that there are clear arrangements in place for ongoing maintenance of drainage systems over the lifetime of the development. The sustainable drainage system should be designed to ensure that the maintenance and operation requirements are economically proportionate and that a maintenance plan is available to the persons/organisations that will be responsible for ongoing maintenance.

DCC do not adopt any private SuDS schemes. As such, it should be confirmed prior to the granting of planning approval which organisation will be responsible for the long term maintenance of drainage systems once the development is completed.

Derbyshire County Council

Flood Risk Management Team

Economy, Transport and Environment

County hall, Matlock, Derbyshire, DE4 3AG

Call Derbyshire: (01629) 533190

Email: flood.team@derbyshire.gov.uk

5

McKeon Mandy

From: Parish Council <clerk@overseal.org>
Sent: 11 September 2015 13:35
To: Planning
Subject: Planning consultations, Overseal PC

This is a response to consultations on planning applications by Overseal Parish Council

Planning application no 9 2015 0518 ANG
Residential development (outline), land r/o 69 Woodville Road

The Parish Council objects to this application. Provision of 6 dwellings on such a narrow strip of land is over-development and will produce a cramped result. 16 cars, plus those of visitors, would potentially be accommodated within the site and 8 of those would exit onto Woodville Road opposite the public car park entrance and the primary school. Others would exit to Forest View. Additionally, the primary school is full and the addition of further family houses will increase the demand for non-existent facilities

Planning application no 9 2015 0680 RO
Solar farm, inverter/transformer stations, access, ancillary infrastructure, cable route to grid and security measures, Shortheath Farm, Shortheath

Support. The Council suggested solar panels for the Village Hall roof, a fence at the lower pitch to prevent footballs going into the hedge, and additional fitness equipment as S 106 benefits.

Planning application no 9 2015 0796 LO.
Erection of 4 dwellings, land adj. Coppice Farm, Sealwood Lane, Overseal

The Parish Council objects to this application.

Access to the site is along a very narrow country lane, which is a no-through road and has limited turning places. It is also a public footpath. Access to the A.444 from Sealwood Lane is very difficult.

The development shows 8 parking spaces on the plan, but the narrative refers to the likelihood of 16 cars, plus visitors. The lane is single track only and parking a single vehicle would completely block it. Despite the fact that it is a no-through road, traffic continues to try to get through to Linton, and finds great difficulty in turning, unless a private access gate happens to be open.

The plan also shows that the existing hedgerows and trees on the site will be removed; given the presence of barn-owls nesting in the adjoining buildings and the proliferation of wildlife on the site, this is a retrograde step. It amounts to changing the whole landscape.

The site is outside the developable area of the village and is substantially in open countryside. It is inappropriate to develop this site.

Planning application no 9 2015 0631 KMM.
Change of use from holiday let to a building for letting/holiday let, Hobbits Hall, Green Lane, Overseal

This application was predictable from the original design of the building. The Parish Council objects to the proposal, which would result in the building being occupied throughout the year instead of from time to time. This would generate more traffic and increase demand for medical and school facilities which are both under severe strain