
Delegated report Officer: Jessica Clarke-Roome

Application ref. DMOT/2024/1053

Approval of details required by conditions 3 Construction Management Plan (CMP) and 6 (facing materials) of permission ref. DMPA/2023/0892 (Erection of an agricultural barn) at The Haven, Uttoxeter Road, Hatton, Derby, DE65 5PX

Valid date: 08/08/2024

Consults expired: 04/09/2024

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 County Highway Authority

No objection

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 3 Construction Management Plan (CMP) and 6 (facing materials) as set out in the host permission DMPA/2023/0892. The wording of the relevant conditions is set out below. The scope of planning considerations is confined to the matters which those conditions seek to control or address. Matters of principle are thus not of relevance under this assessment.

Condition 3 (Construction Management Plan) : 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 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);
- Advisory routes for construction traffic;
- 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 turning vehicles;
- Arrangements to receive abnormal loads or unusually large vehicles;
- Highway Condition survey;
- 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 6 (Facing Materials): Notwithstanding the submitted details, prior to their incorporation in to the building hereby approved, details and/or samples of the facing and roofing 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 materials.

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

Planning assessment

The applicant has submitted a number of documents as part of the application to discharge the relevant conditions. Each condition is considered in turn.

Condition 3 (Construction Management Plan) : In relation to condition 3 a Construction Management Plan has been submitted which provides information on the off road access point that has temporarily been created for during the construction period, a current highways condition survey and arrangements for ensuring mud is to be prevented from going to the highway. Derbyshire County Highway Authority have been consulted on the information submitted and consider the detail to be acceptable.

Condition 6 (Facing Materials) : Details have been provided on the proposed facing materials that are to be used for the construction of the agricultural barn. It is considered that these are acceptable as they are of a typical nature you would find within an agricultural setting therefore the proposed development will be inkeeping with the existing rural character of the area.

To conclude the information provided is sufficient to discharge conditions 3 and 6 of the planning application DMPA/2023/0892.

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:	12/09/2024
Report agreed:	17/09/2024
Authorised officer:	Sarah Beeby
