



# South Derbyshire District Council

Please read carefully the conditions attached to this permission as failure to comply with them could lead to enforcement action.

Reg. No. 9/2005/0931/U

Agent:  
Alan Taylor  
Talbot Associates Limited  
Talbot House  
Grange Close  
Ticknall  
Derbyshire  
DE73 7LF

Applicant:  
Mr D Brandon  
Hamley House Farm  
Moor Lane Colton  
Rugeley  
Staffordshire  
WS15 3LT

Local Government Act 1972  
Town and Country Planning Act 1990

## GRANT OF PLANNING PERMISSION

In exercise of its powers as the Local Planning Authority under the above Acts and related subordinate legislation, the Council hereby gives notice that your application for The use of the site for B1/B8 (light industry and warehousing) at Brandons Poultry Farm Heath Top Church Broughton Derby as shown on the deposited plans and described in the application form received 04/08/2005 is hereby GRANTED, subject to the following conditions:

1. The development permitted shall be begun before the expiration of three years from the date of this permission.  
Reason: To conform with Section 91(1) of the Town and Country Planning Act, 1990 (as amended by section 51 of the Planning and Compulsory Purchase Act 2004).
2. No part of the buildings within the application site shall be taken into use for the purposes hereby permitted before the access improvements to the junction of Heath Top with Woodyard Lane/Cote Bottom Lane have been undertaken in accordance with a scheme generally in accord with the details submitted under cover of your letter dated 14 September 2005  
Reason: In the interests of highway safety.
3. There shall be no outside storage of any goods or materials within the curtilage of the application site.  
Reason: In the interests of the visual amenity of the area.
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, there shall be no external alterations, including the insertion of new windows, to the buildings other than as approved under this permission.  
Reason: In the interests of retaining the Local Planning Authority's control over alterations to the buildings and maintaining the character of the area.
5. Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995, the buildings shall not be enlarged or extended without the prior grant of planning permission on an application made to the Local Planning Authority in that regard.

**Reason:** To maintain control in the interest of the character and amenity of the area, having regard to the setting and size of the development, the site area and effect upon the character and appearance of the countryside.

6. No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.

**Reason:** In the interests of the appearance of the area.

7. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of five years 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, unless the Local Planning Authority gives written consent to any variation.

**Reason:** In the interests of the appearance of the area.

**Informatives:** You are advised.

Further to Condition 2 above, the completion of the works to the junction referred to the condition will be satisfied when the County Highway Authority accepts that the works have been undertaken in accordance with its Section 278 Agreement that is referred to in the Unilateral Undertaking accompanying this permission.

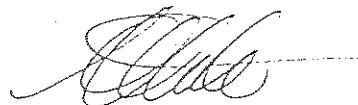
This permission is the subject of a unilateral undertaking or agreement under Section 106 of the Town and Country Planning Act 1990.

**Reason for decision and conditions:**

The application and conditions above are considered to be in accord with the following policies of the Development Plan (and any other material considerations as set out in the officer report).

RSS8: Policies 1, 2, 3, 6 & 15.

Joint Structure Plan: General Development Strategy Policy 4, Economy Policy 4, Local Plan Environment Policy 1, Employment Policy 4.



Authorised Officer of the Council

Date: 07/03/2006

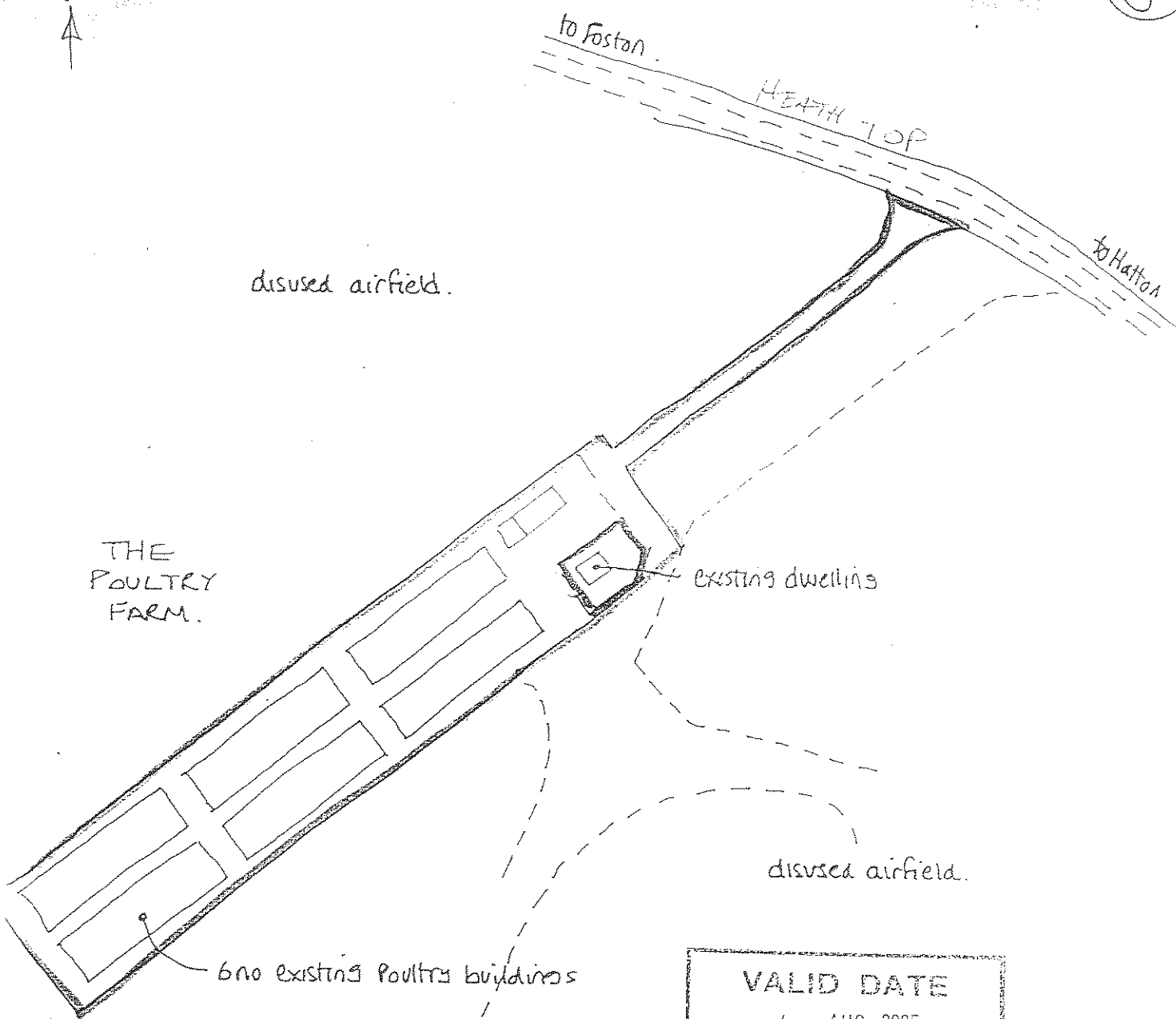
**YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES**

talbot associates,

by Business Park, Ashby Road, Stanhope Bretby, Burton upon Trent, DE15 0 YZ.  
telephone: 01283 210425 fax: 01283 210549



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VALID DATE
4 - AUG 2005

APPROVED  
14 AUG 2005

2005 / 0931

SITE LOCATION PLAN.

Proposed change of use to B1 and B8 at the Poultry Farm, Heath Top, Church Broughton.  
drawing no. 947/1 scale: 1:2500 date: August 2005



# South Derbyshire District Council

ANNEXE A

Reg. No. 9/2004/0877/U

Agent:  
Alan Taylor  
Talbot Associates Limited  
Bretby Business Park  
Ashby Road  
Burton On Trent  
DE15 0YZ

Applicant:  
Mr D Brandon  
Hamley House Farm  
Moor Lane Colton  
Rugeley  
WS15 3LT

Local Government Act 1972  
Town and Country Planning Act 1990

## GRANT OF PLANNING PERMISSION

In exercise of its powers as the Local Planning Authority under the above Acts and related subordinate legislation, the Council hereby gives notice that your application for The change of use of premises from agricultural to storage (B8) at Brandons Poultry Farm Heath Top Church Broughton Derby as shown on the deposited plans and described in the application form received 08/07/2004 is hereby GRANTED, subject to the following conditions:

1. The development permitted shall be begun before the expiration of five years from the date of this permission.  
Reason: To conform with Section 91(1) of the Town and Country Planning Act, 1990.
2. Notwithstanding the originally submitted details, this permission shall relate to the amended drawing no. 861/1 received on 3 September 2004.  
Reason: For the avoidance of doubt, the original submission being considered unacceptable.
3. Before the buildings are occupied a fence of a height and type previously agreed in writing with the Local Planning Authority shall be erected along the south west boundary of the application site.  
Reason: The reuse of all the buildings on the site would be detrimental to highway safety due to the unsuitability of junctions in the vicinity of the site to accommodate traffic in addition to that which was generated when the site operated as a turkey farm.
4. There shall be no goods or materials stored in the open within the area(s).  
Reason: In the interests of the amenity of the area.
5. The storage use of the buildings shall be limited to that as described in the letter to the Authority that accompanied the application namely the secure storage of caravans, boats and cars unless the Local Planning Authority has given prior written consent to any alternative in response to an application made in that regard.  
Reason: To retain the Local Planning Authority's control over the use of the site in the interests of the proper planning of the area.

Continued ...

**Reason for decision and conditions:**

The application and conditions above are considered to be in accord with the following policies of the Development Plan (and any other material considerations as set out in the officer report): Joint Structure Plan: Economy Policy 5, Local Plan: Employment Policy 4, Emerging Local Plan: EMP 2 as amended in the proposed modifications. PPS 7.



Authorised Officer of the Council

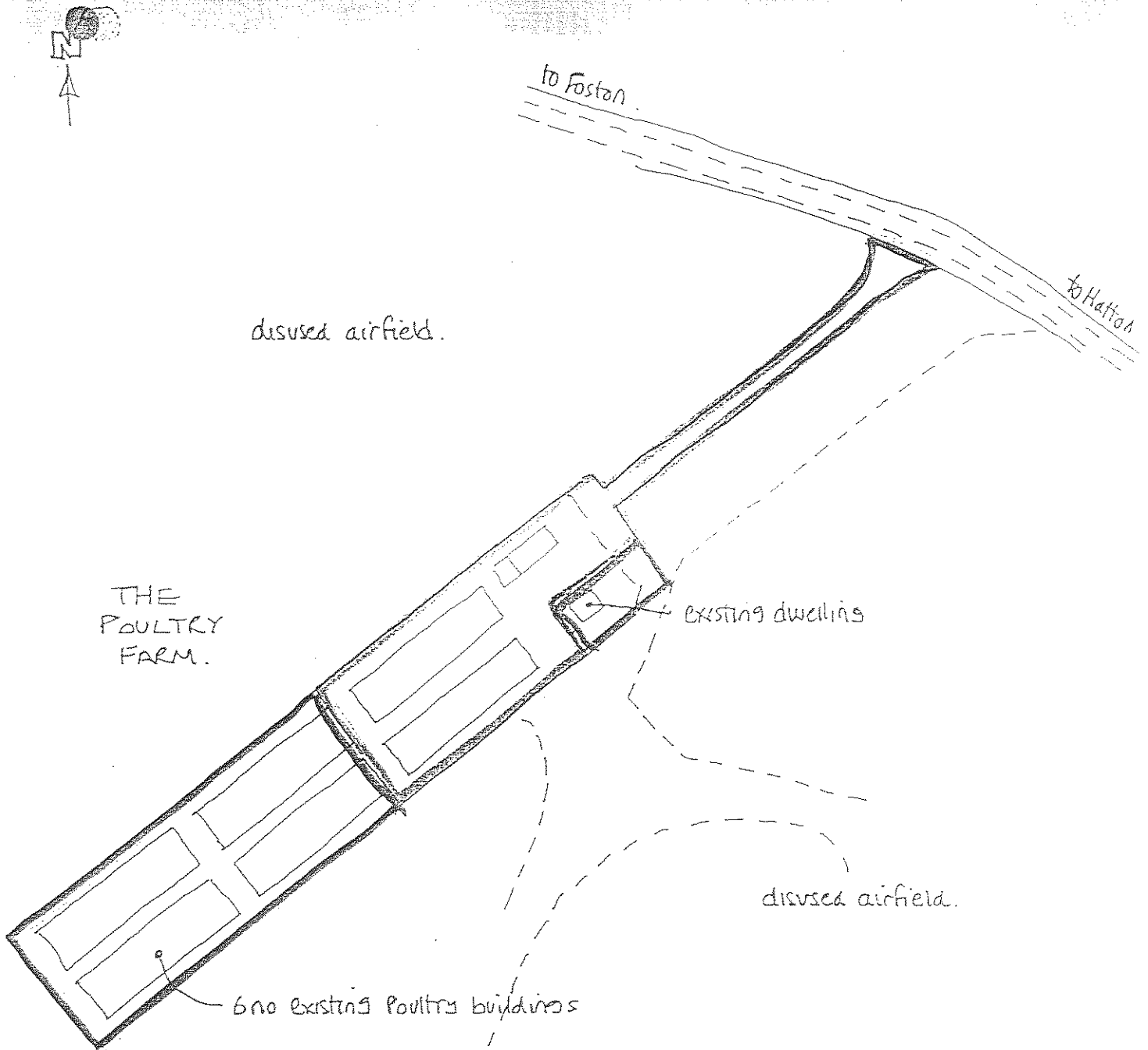
Date: 25 February, 2005

YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES

talbot associates,

Bretby Business Park, Ashby Road, Stanhope Bretby, Burton upon Trent, DE15 0 YZ.

telephone: 01283 210425 fax: 01283 210549



### SITE LOCATION PLAN.

Proposed change of use to storage (B8) at the Poultry Farm, Heath Top, Church Broughton

drawing no. 80111

scale: 1:2500

date: July 2004