

APPLICATION NUMBER		22/00807/FUL	
SITE ADDRESS:		Matlock Fire Station, Chesterfield Road, Matlock	
DESCRIPTION OF DEVELOPMENT		Demolition of existing fire station and outbuildings and erection of new fire station and training tower	
CASE OFFICER	Mr Chris Whitmore	APPLICANT	Mr Rob Wood (Derbyshire Fire and Rescue Service)
PARISH/TOWN	Matlock	AGENT	Mr Graham Normington (James Totty Partnership LLP)
WARD MEMBER(S)	Cllr. Cruise Cllr. Flitter Cllr. Hughes	DETERMINATION TARGET	18 th October 2022
REASON FOR DETERMINATION BY COMMITTEE	Major application	REASON FOR SITE VISIT (IF APPLICABLE)	To consider the impact of the development on the surrounding area

MATERIAL PLANNING ISSUES
<ul style="list-style-type: none"> • Policy context and appropriateness of the proposed development • Whether the development is of high quality design that respects the character, identity and context of this part of Matlock • Impact on the setting of the adjacent Matlock Bank Conservation Area • Landscaping, biodiversity and ecological impacts • Highway safety considerations • Land drainage and flood risk management • Residential amenity impacts, and • Measures to mitigate the effects of and adapt to climate change

RECOMMENDATION
That the application be granted subject to conditions.

1. THE SITE AND SURROUNDINGS

- 1.1 The site is Matlock Fire Station which is sited to the east side of Chesterfield Road. The site is within a largely residential area and within the settlement framework boundary for Matlock. On the opposite side of Chesterfield Road lies Matlock Bank Conservation Area. The site benefits from two points of access onto Chesterfield Road, which serve the fire engines stationed in the appliance bay and a service yard area to the rear.
- 1.2 The existing fire station sits on a relatively open site with landscaping to the road frontage. A linear group of 3 no. protected Lime trees which line Chesterfield Road are located to the north of the site. Opposite the site are two storey dwellinghouses. Other large stone dwellings are located to the south and south west, whilst the former hydro, Belle Vue sits at the top of Steep Turnpike. Dwellings lie to the east at a lower level and dwellings are also located to the north at a higher level. No.s 11 and 12 Turnpike Close to the north are shown to fall within the same ownership as the application site.



2. THE APPLICATION

- 2.1 This application seeks planning permission to demolish the existing fire station and associated outbuildings and to erect a new fire station and training tower / smoke house. The replacement fire station comprises a larger building set further forward and partly to the south of the existing. The two points of access would be realigned slightly and a larger yard area would be created to the rear. The appliance bay will be positioned at the northern end of the building and will be subservient in scale and appearance, clad in Rockclad panels finished a grey colour. A replacement smoke house would be constructed partly set into the bank at the north eastern end of the site.
- 2.2 The replacement fire station building has a contemporary design with a mono-pitch roof and utilises natural stone and render. The smoke house building is of a more traditional appearance with a traditional roof form and tower element on its southern side.
- 2.3 The supporting information advises that the existing fire station was constructed circa 1959 and is now over 60 years old and has reached the end of its functional and operational life. It is advised that the building is spatially inefficient and is no longer fit for purpose to meet the operational requirements of the duty system and for the needs of a modern diverse service.
- 2.4 The proposed scheme aims to achieve a design which is spatially efficient and provided all the facilities a modern fire station building requires. It is advised that the building will be energy efficient and designed to achieve a minimum BREEAM rating of Very Good in line with current Derbyshire Fire Rescue Service policy.
- 2.5 The following documents accompany the application:
- Design and access statement
 - Acoustic reports
 - Arboricultural Assessment
 - Ecological Appraisal
 - Bat Report
 - Geo-Environmental Appraisal
 - Flood Risk Assessment
 - Below ground drainage strategy

The above documents have been referred on to statutory consultees and are commented on as appropriate in the Officer Appraisal section of this report.

3. PLANNING POLICY AND LEGISLATIVE FRAMEWORK

- 3.1 Adopted Derbyshire Dales Local Plan 2017:
- S1: Sustainable Development Principles
 - PD1: Design and Place Making
 - PD2: Protecting the Historic Environment
 - PD3: Biodiversity and the Natural Environment
 - PD6: Trees, Hedgerow and Woodlands
 - PD7: Climate Change
 - PD8: Flood Risk Management and Water Quality
 - HC15: Community Facilities and Services
 - HC19: Accessibility and Transport
 - HC21: Parking Standards

- 3.2 National Planning Policy Framework (2021)
National Planning Practice Guidance
Matlock Bank Conservation Area Appraisal (2007)

4. RELEVANT PLANNING HISTORY

11/00875/FUL	Erection of disabled access ramp and handrails	PERC	16/12/2011
13/00315/FUL	Modifications to existing garage building to include erection of pitched roof and alterations to door openings	PERC	14/06/2013

5. CONSULTATION RESPONSES

5.1 Local Highway Authority:

The proposal is for the demolition of the existing fire station and the construction of a new fire station with alterations to the existing access points, given that the use of the site will remain the same, there are no highway objections to the proposal subject to conditions.

5.2 Matlock Town Council:

No objections.

5.3 Cllr. Cruise

Developing the new fire station I am sure will get general support from the community - this critical emergency service needs up to date facilities.

Please encourage the developer to undertake effective consultation with the community.

Bringing the community with us on development is essential.

I am very concerned about the hedge and would like assurances that any plans will protect this beautiful natural asset.

Also we need to ensure that any approved development minimises disruption to residents. As a ward member please can this scheme be reviewed at a planning committee where the community can make their views heard to decision makers.

5.4 Cllr. Flitter:

Although support the application in principle the application should be determined at planning committee to give residents the chance to attend and comment on any issues of concern.

5.4 Lead Local Flood Authority (DCC):

Do not wish to comment and refer the District Council to their standing advice.

5.5 Environment Agency:

Do not wish to comment for the following reasons:

From a flood risk perspective, the development falls within flood zone 1 and therefore we have no fluvial flood risk concerns associated with the site.

There are no other environmental constraints associated with the application site which fall within the remit of the Environment Agency. If, however, the proposal subsequently changes such that you feel that it may pose a significant environmental risk then please do not hesitate to contact us and we will be pleased to review our response.

5.6 Trees and Landscape Officer (DDDC):

The submitted arboricultural assessment (prepared by fpcr, dated May 2022) indicates removal of several trees to facilitate the proposals. None of the trees to be removed are subject to statutory protection. Four of these trees were classified as BS 5837:2012 low quality category C and so should not be considered as a constraint to development; however, 2 of the trees are classified as category B, which are medium quality, and are considered to be a constraint on development. They are clearly visible from the public realm and so this loss will be significant to the local landscape and street scene.

Considering the proposals are for important infrastructure I do not object to the loss of these trees, however, to compensate for the removed trees I recommend that replacements should be required to consist of 4 English oaks to be planted within the areas of open space under the same ownership to the N and W of the proposed development.

Other than my concerns above, I am generally satisfied with the submitted arboricultural assessment and all recommendations and guidance it contains should be required to be adhered to during development. However, the document does not include the expected tree protection plan scale drawing. This is needed so that the LPA can be confident that the retained trees – some of which are subject to DDDC TPO - are to be appropriately protected and also so that construction contractors on site can clearly locate the required positions of temporary tree protection fencing / ground protection during development works.

5.7 Derbyshire Constabulary Designing Out Crime Officer:

The DFRS and Police now share estates/surveying provision, and I've been working with the applicant and their team with regard to the security provision for the new Fire Station over the last few months.

As a consequence I've no objections to the application detail and no comments are needed.

6. REPRESENTATIONS

6.1 Representations have been received from 9 local residents, 5 commenting on the application and 4 raising objections.

In objecting to the application the following comments are made:

- The submitted visual gives the appearance of a building that would have an overbearing/dominating presence on the street scene.
- The loss of the beech hedge along the southern boundary would be detrimental to visual amenity and biodiversity.
- Though the current plans show a hedge being replanted on the fire station side of the security fence this will take many years to mature. It will mean that my property is bordered by a commercial security fence which in comparison to the beech hedge will look an eyesore.

Other comments relate to the following:

- If render is deemed to be acceptable, then a less bright colour choice is considered to be more appropriate.
- Conditions to restrict hours of construction, restrict delivery of goods to and from the site, prevent mud on the highway, the parking serving the development being brought into use and to agree finished land / floor levels are recommended.
- The new design is a much better concept to the original station and can see that there is a need for improvements.
- I would like to see some sort of risk mitigation and PCIP documents for the following;
 - How the proposed demolition of the current site is going to take place. Including the health and safety supporting documents such as dust control and proposed recycling percentages.
 - Duration of the demolition to determine disruption.
 - The proposed programme of works to determine the construction phase which will inform us of how long there will be noise and dust disruption.
 - The frequency of how the smoke house and tower will be used.
- We were told when purchasing the property that when a new fire station was proposed there would be some improvements on the dwellings car park.
- Will the smoke house be used by other fire services not just Matlock?
- What prior notice will the neighbours get for the use of the smoke house?
- How will the new fire station be alerting the team to drills?
- How will the smoke be detained in the fire station boundary and not pass to neighbouring properties?
- It is imperative that just before the hedge reaches the pavement the height on any fence does not exceed 4ft to ensure that we have an unimpeded view of traffic coming down the hill.
- Though the current plans show a hedge being replanted on the fire station side of the security fence this will take many years to mature. It will mean that my property is bordered by a commercial security fence which in comparison to the beech hedge will look an eyesore.
- With regard to the new smoke house, my concern is that I and my family, who suffer from asthma, will be submitted to vapours.
- At present the fan in the tower strobos onto my lounge window. Therefore I would like to know if there will be a new fan and where it will be sited. As the planned smokehouse is coming backwards nearer to the end of my garden.
- The existing hedge is a wildlife haven for birds etc... as well as improving the view over the fire station the hedge provides and encourages positive mental health and well-being.
- Could the security fencing be installed on the fire station side while retaining the hedge?
- There should be a preservation order put on the hedge.
- A couple of nest boxes as offered doesn't compensate for approx 100metres of quality wildlife habitat.
- At the moment there is a bright security light that shines dawn to dusk directly into my lounge, blocked by the hedge if I sit, blinding if I stand. This may be different in the new build.
- Why does the statement read "using same footprint" but drawings show movement and extension?
- There are a lot of properties in close proximity to the development that would suffer from all the noise and disruption involved in the construction.
- If any traffic lights are needed this will cause traffic build up.
- Chesterfield Road is an extremely busy major road and is getting busier. There have been several traffic accidents in recent months. A lot of new properties are already adding to the congestion. Consideration should be given to the timing of these developments.

7. OFFICER APPRAISAL

- 7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission are determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for the purposes of the Act is the Adopted Derbyshire Dales Local Plan (2017). The National Planning Policy Framework (2021) is also a material consideration in respect of this application.
- 7.2 Having regard to the consultation responses and representations received, the relevant provisions of the development plan and the National Planning Policy Framework, the main issues to assess are:
- Policy context and appropriateness of the proposed development
 - Whether the development is of high quality design that respects the character, identity and context of this part of Matlock;
 - Impact on the setting of the adjacent Matlock Bank Conservation Area.
 - Landscaping, biodiversity and ecological impacts
 - Highway safety considerations
 - Land drainage and flood risk management
 - Residential amenity impacts, and
 - Measures to mitigate the effects of and adapt to climate change

These matters are considered below.

Policy context and appropriateness of the proposed development

- 7.3 The site is located in the settlement of Matlock, a tier one settlement identified in the Adopted Derbyshire Dales Local Plan (2017) as one of the District's main towns with a primary focus for growth and development. Policy HC15 of the Adopted Derbyshire Dales Local Plan (2017) states that the District Council will seek to maintain and improve the provision of local community facilities and services. This will be achieved by supporting proposals which protect, retain or enhance existing community facilities or provide new facilities. The policy advises that new facilities should preferably be located within defined settlement limits where they are most accessible. The application seeks to replace the existing fire station buildings, which have reached the end of their operational life and are no longer suited to meet the needs of the service, with a new purpose built fire station. Given the location of the existing facility within a tier 1 settlement, such development is considered to be acceptable in principle.
- 7.4 Notwithstanding the above, within defined settlement framework boundaries there is a requirement for development to be of a scale, density, layout and design that is compatible with the character, appearance and amenity of the part of the settlement in which it would be located, be served by a safe access and to have a layout, access and parking provision appropriate to the proposed use, site and its surroundings to satisfy the requirements of policy S3, amongst other considerations.

Whether the development is of high quality design that respects the character, identity and context of this part of Matlock

- 7.5 Policy PD1 of the Adopted Derbyshire Dales Local Plan (2017) deals specifically with Design and Place Making and echoes some of the provisions of Policy S3. It requires development to be of high quality design that respects the character, identity and context of the Derbyshire Dales townscapes and contribute positively to an area's character, history and identity in terms of scale, height, density, appearance and materials.

- 7.6 From the representations received, there is some concern that the proposed replacement fire station building will have an overbearing / dominating presence in the streetscene. The applicant has advised that the site levels and need for fire appliances to enter and leave the building on opposite sides of the building has dictated the finished floor level which remains the same as the existing fire station. The replacement building will however, have a larger footprint and will be set further forward and partly to the south of the existing building. As the land falls away in a southerly direction, this results in the need for some under build at the southern end of the building. The application is accompanied by a topographical survey with the proposed buildings overlaid. This under build would be approximately 1.5m at the south western corner, where there are greatest variances in levels. The replacement building would be two storeys with a shallow mono-pitch roof. The position of the replacement building on site, behind a planted margin and its height relative to neighbouring buildings is such that it would not appear unduly prominent in the streetscene.
- 7.7 The smoke house building will be of a more traditional appearance, with a tower element. This will occupy a similar part of the site as the existing smoke house, behind the main fire station building. Its siting, design, mass and height is such that it will not appear out of scale or character with surrounding development.
- 7.8 The design approach for the main fire station building mixes traditional walling material with more contemporary detailing, including render, panelling, an over sailing mono-pitch roof and feature windows. Having due regard to the existing buildings that sit upon the site and its surroundings, the design is considered to positively respond to the character, history and identity of the area. The building will clearly read as a modern service building, however, will have an affinity with surrounding buildings in terms of its scale and through the use of complementary materials. The proposed development is considered to comply with the relevant provisions of the development plan which deal with design and national planning guidance.

Impact on the setting of the adjacent Matlock Bank Conservation Area

- 7.9 On the opposite side of Chesterfield Road to the application site lies Matlock Bank Conservation Area. The redevelopment of the site therefore has the potential to impact on the setting of this designated heritage asset. Policy PD2 of the Adopted Derbyshire Dales Local Plan advises that the District Council will conserve heritage assets in a manner appropriate to their significance. This will take into account the desirability of sustaining and enhancing their significance and will ensure that development proposals contribute positively to the character of the built and historic environment. The replacement fire station building by reason of its siting, scale and design would have a similar relationship with the conservation area and will not result in harm.

Landscaping, biodiversity and ecological impacts

- 7.10 The application as originally submitted proposed the removal of six individual trees (on the planted margin between the two existing accesses) and one hedgerow to facilitate the construction of the new buildings and the installation of a security fence. The trees to be removed are of low or moderate quality. It is advised that their loss can be compensated for by new tree planting. This will need to be controlled by a suitably worded condition. The protected lime trees to the north of the site, which are of high amenity value will be retained and will need to be afforded appropriate protection during the construction phase.
- 7.11 Concerns have been expressed in the representations received that the development will result in the loss of a beech hedge along the southern boundary, which is of high amenity and biodiversity value. Officers have agreed with the applicant that this will be retained and any fencing set on the inside of the hedge (within the site). The applicant has advised that the fire service has agreed to retain the hedge. This will ensure that landscaping features of

high amenity value are retained to ensure a satisfactory landscaped setting. A condition will be necessary to agree a revised boundary treatment to the south of the site that retains the existing hedge as an outward facing feature.

- 7.12 With regard to the biodiversity impacts Policy PD3 of the Adopted Derbyshire Dales Local Plan (2017) seeks to protect, manage, and where possible enhance the biodiversity and resources of the plan area and its surroundings by ensuring that development proposals will not result in harm to biodiversity. The policy advises that this will be achieved by encouraging development to include measures to contribute positively to the overall biodiversity of the plan area to ensure there is a net overall gain to biodiversity. The application is accompanied by an ecological appraisal that encourages new planting comprising native, or semi-native small trees and shrubs of benefit to wildlife through fruiting and flowering bodies, with consideration given to the use of a flowering lawn mix such as Emorsgate EL1, which incorporates wildflowers which respond well to regular mowing to provide invertebrate interest to deliver biodiversity benefits. Such planting can be agreed as part of an overall landscaping scheme for the site which will need to be controlled by condition.
- 7.13 The site provides limited foraging habitat for badgers and there are no setts that would be affected by the development. As badgers are known to be present in the wider area, it is recommended, as a precaution, that any pipes greater than 250mm in diameter are capped if they are left open overnight, thereby preventing badgers from becoming trapped and any pits or trenches are similarly covered, or left with a suitable means of escape during the construction phase. A condition is necessary to secure such measures. Foraging and commuting habitat for bats will remain, with the retention of the hedge which will also continue to provide nesting habitat for birds. A nocturnal bat survey has been undertaken in respect of the only building that has potential for roosting bats (albeit low potential). This found no evidence of bat activity. Subject to conditions, the development would not result in any adverse landscape or protected species impacts or result in biodiversity loss.

Highway safety considerations

- 7.14 Policies S3, HC19 and HC21 of the Adopted Derbyshire Dales Local Plan (2017) require that new development is served by a safe access and that the layout, access and parking provision is appropriate to the proposed use. The main vehicular entrance and exit to and from the site have generally been maintained with a slight realignment to improve the visibility splays on exit. Whilst the replacement fire station will better meet the operational requirements of the duty system and for the needs of a modern diverse service it is not considered that there will be any significant increase in traffic to and from the site. On the basis that the use of the site will remain the same and manoeuvring and parking provision will be sufficient to serve the new fire station, the Local Highway Authority have raised no objections to the proposals subject to conditions. The development is therefore considered to be acceptable from a highway safety perspective and would satisfy the relevant provisions of the development plan in this respect.

Land drainage and flood risk management

- 7.15 The application is accompanied by a flood risk assessment which considers the modest increase in built development impermeable areas and land drainage strategy. It is proposed to discharge surface water into a new private surface water network on site. This network will then discharge into the existing public combined sewer within Chesterfield Road. It is proposed to provide below ground attenuation in the form of proprietary underground crates. SuDS (attenuation) components will be designed not to cause above ground flooding to the site in a 1:100 year storm event and to empty to half depth of storage within a 24 hour period. An allowance of 40% for increases due to climate change will also be incorporated.

7.16 When storm events exceed 1:100 year + 40% allowance for climate change, this will result in overland flows. Given the topography of the site, the water will run to the western site boundary. Overland flows to the west of the proposed building will, however, be reduced from those currently experienced, as there is currently no positive drainage network to the hardstanding areas of the site. The surface water drainage will therefore result in a betterment to the site and reduce the risk of flooding outside of the site boundary and will comply with the requirements of Policy PD8 of the Adopted Derbyshire Dales Local Plan (2017).

Residential amenity impacts

7.17 Policy PD1 of the Adopted Derbyshire Dales Local Plan (2017) requires that development achieves a satisfactory relationship to adjacent development and does not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

7.18 Policy PD9 advises that the District Council will protect people and the environment from unsafe, unhealthy and polluted environments by only permitting developments if the potential adverse effects (individually and cumulatively) are mitigated to an acceptable level including air pollution (including odours or particulate emissions), noise or vibration and light intrusion and harm to amenity, health or safety.

7.19 Concerns have been raised from local residents relating to the use of the proposed smoke house in terms of air pollution and light strobing effects from a fan in the existing tower. The proposed smoke house will replace an existing smoke house facility and will be sited in a similar location (6m approximately to the north of its current location). The development would not therefore result in materially different impacts of the residential amenity of the occupants of neighbouring dwellinghouses. The building will be slightly smaller in overall footprint terms. The building would be cut into the site. It's siting, scale and height would not result in any unacceptable overbearing or overshadowing effects. No fan is shown on the submitted plans. A condition is necessary to prevent the installation of such a feature without details having first been submitted to the Local Planning Authority for consideration of impacts (in terms of any strobing). General health and safety requirements during the construction would be a matter for contractor and would be regulated by the Health and Safety Executive. Due to changes in the duty system the fire station is now staffed daytime during the working week only with evening and weekend emergency response provided by 'on-call' firefighters who live off-site throughout Matlock. Training will be scheduled and in the interests of being neighbourly the fire service will be able to notify residents of the days and times the smoke house will be in use. The application is accompanied by an acoustic layout plan relating to the air source heat pump compound which demonstrates that the operation of the pumps would not result in noise nuisance to the nearest receptors. A flood light spillage plan has also been submitted, which has carefully considered the type and position of lighting to not result in significant light pollution or disturbance to existing residents.

7.20 The fire station has operated from the site for many years. The new fire station would not materially impact on existing residents, in terms of its layout and proposed operation. A condition to restrict hours of construction and to secure a demolition method statement is recommended during the construction phase to limit any dust and noise disturbance.

Measures to mitigate the effects of and adapt to climate change

7.21 Policy PD7 of the Adopted Derbyshire Dales Local Plan deals with climate changes and advises that in addressing the move to a low carbon future for the Derbyshire Dales, the District Council will promote a development strategy that seeks to mitigate global warming,

adapts to climate change and respects our environmental limits. It is advised that this will be achieved by various measures.

7.22 Policy PD7 also advises that the design and layout of the proposals should seek to minimise impacts upon climate change. PD7 seeks to address the move to a low carbon future, by requiring new development to be designed to contribute to achieving national targets to reduce greenhouse gas emissions.

7.23 The proposals have taken account of sustainability in the overall design. A key aspect of the design is the provision of natural light and ventilation to almost all areas. The Fire Service have stated that the buildings will be assessed and require a BREEAM rating of Very Good. As a consequence the energy consumption will be low and an improvement on current u-values in the Building Regulations (Part L) will be achieved. Consideration is being given to various renewable energy sources and wherever financially possible these will be incorporated into the design. Provision is made for air source heat pumps. Allowance has also been made in the design for PV panels to be located on the main roof. A condition to agree the measures to help mitigate the effects of and adapt to climate change is recommended to ensure compliance with the requirements of Policy PD7.

Conclusion

7.24 In summary, the proposed development would deliver a new fire station that that would meet the operational requirements of a modern service and will deliver a building that is more efficient and can incorporate measures to help adapt to and mitigate the effects of climate change. The development would deliver betterment in terms of surface water drainage, will be of a design, layout and scale that will be compatible with its surroundings and will continue to be served by a safe means of access and appropriate parking and manoeuvring space. With conditions, including conditions to secure appropriate landscaping, protection of wildlife and biodiversity enhancements, the development would satisfy the relevant provisions of the development plan and a recommendation of approval is put forward on this basis.

8. RECOMMENDATION

8.1 That planning permission be granted subject to the following conditions:

1. The development hereby permitted must be begun before the expiration of three years from the date of this permission.

Reason:

This is a statutory period which is specified in Section 91 of the Town and Country Planning Act 1990.

2. Samples of all materials to be used in the construction of the external surfaces of the proposed development and details of the render colour and laying pattern and surface finish of the stone shall be submitted to and approved in writing by the Local Planning Authority before any work to any external surface is carried out. The development shall thereafter be constructed in accordance with the approved details.

Reason:

To ensure a satisfactory external appearance of the development in accordance with the aims of Policy PD1 of the Adopted Derbyshire Dales Local Plan (2017).

3. Notwithstanding the submitted details, this permission does not extend to include the removal of the southern boundary beech hedge. This should remain as an outward facing boundary treatment. A revised boundary treatment plan which makes provision for this

hedge to be retained shall be submitted to any approved in writing by the Local Planning Authority before any works to any boundary is carried out. The site boundary treatments shall thereafter be maintained in accordance with the approved details.

Reason:

To ensure the retention of an important landscape feature and in the interests of enhancing / retaining the biodiversity value of the site in accordance with the aims of Policies PD1 and PD3 of the Adopted Derbyshire Dales Local Plan (2017).

4. Prior to any site clearance, groundworks, excavations, demolition or construction works and before any materials or plant are brought onto the site for the purpose of the development, temporary tree protection fencing shall be erected according to the approved specification (or as specified by British Standard 5837:2012) and positioned such that 100% of the Root Protection Area (as defined by British Standard 5837:2012) of every retained tree on, and adjoining, the site is enclosed by the fencing within construction exclusion zones.

Unless approved in writing in advance by the LPA, this fencing will remain in place and intact until all development works at the site have been completed and all equipment, plant, machinery, surplus materials and waste have been removed from the site; and:

1. no ground level change,
2. excavation,
3. underground services installations/removals,
4. surfacing, or
5. construction

shall take place within the fenced areas.

Furthermore, unless agreed in writing in advance by the LPA there shall be:

1. no access to the fenced areas for pedestrians/plant/vehicles;
2. no waste/equipment/materials/consumables/spoil storage in the fenced areas;
3. no fires in the fenced areas or within 10m of them;
4. no fuel, oil, cement, concrete, mortar or washings shall be allowed to flow into the fenced areas.

The fence shall have affixed to it at 6m intervals, and at eyelevel, weatherproof signs, at least A4 in size, requiring that the above requirements are adhered to.

In certain circumstances, temporary ground protection may be authorised in writing in advance by the LPA instead of tree protection fencing. Where this is the case the same requirements as for fencing of Root Protection Areas as detailed above will apply unless authorised by the LPA.

Reason:

To protect retained trees during the development phase in the interests of safety, stability and health of the trees and to ensure continuity of their contribution to visual amenity, wildlife and biodiversity benefits, human health and social benefits, climate change minimisation in accordance with Policy PD6 of the Adopted Derbyshire Dales Local Plan (2017).

5. A scheme of hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority prior to any works commencing on the replacement fire station

(all buildings and infrastructure). The scheme shall consider native, or semi-native small trees and shrubs of benefit to wildlife through fruiting and flowering bodies and the use of a flowering lawn mix such as Emorsgate EL1 and include the following details:

- a) indications of all existing trees, hedgerows and other vegetation on the land;
- b) all vegetation to be retained including details of the canopy spread of all trees and hedgerows within or overhanging the site, in relation to the proposed buildings, roads, and other works;
- c) measures for the protection of retained vegetation during the course of development;
- d) soil preparation, cultivation and improvement;
- e) all plant species, planting sizes, planting densities, the number of each species to be planted and plant protection;
- f) grass seed mixes and sowing rates;
- g) finished site levels and contours and;
- h) hard surfacing materials.

Reason:

To ensure an appropriate standard of landscaping and wildlife benefits in accordance with the aims of Policies PD1 and PD3 of the Adopted Derbyshire Dales Local Plan (2017).

6. All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner. All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

Reason:

To ensure an appropriate standard of landscaping and biodiversity benefits in accordance with the aims of Policies PD1 and PD3 of the Adopted Derbyshire Dales Local Plan (2017).

7. During construction any pipes greater than 250mm in diameter should capped if they are left open at ground level overnight and any pits or trenches should be covered, or left with a suitable means of escape for badgers during the construction phase.

Reason:

To ensure the adequate protection of this species in accordance with the aims of Policy PD3 of the Adopted Derbyshire Dales Local Plan (2017).

8. Prior to demolition of the existing fire station buildings a demolition method statement, which seeks to minimise dust and disturbance to the local community shall be submitted to and approved by the Local Planning Authority. The demolition of the buildings shall thereafter be carried out in accordance with the approved details.

Reason:

To minimise disturbance to the occupants of nearby residential properties in accordance with the aims of Policy PD9 of the Adopted Derbyshire Dales Local Plan (2017).

9. Construction work (including deliveries to site) shall only be carried out between the hours of 08:00 and 18:00 on Mondays to Fridays; 8:00 and 13:00 on Saturdays and at no time on Sundays and Bank Holidays unless specifically agreed in writing by the Local Planning Authority beforehand.

Reason:

To protect the amenity of the occupants of nearby dwellings in accordance with the aims of Policy PD9 of the Adopted Derbyshire Dales Local Plan (2017).

10. No external fan shall be introduced to the smoke house building without details having been first submitted to and approved in writing by the Local Planning Authority.

Reason:

To prevent strobing effects in accordance with the aims of Policy PD9 of the Adopted Derbyshire Dales Local Plan (2017).

11. Prior to works commencing on the superstructure of the buildings hereby approved, details of the measures to help mitigate the effects of and adapt to climate change and a timetable for delivery of the measures shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall thereafter be carried out in accordance with the approved details.

Reason:

To ensure the delivery of measures that will mitigate the effects of and help adapt to climate change in accordance with the aims of Policy PD7 of the Adopted Derbyshire Dales Local Plan (2017).

12. Throughout the construction phase, space shall be provided within the site curtilage for storage of plant and materials, site accommodation, loading and unloading of goods vehicles, parking and manoeuvring of site operatives and visitors vehicles.

Reason:

In the interests of highway safety in accordance with the aims of Policies S3 and HC19 of the Adopted Derbyshire Dales Local Plan (2017).

13. Before any other operations are commenced the existing vehicular accesses to Chesterfield Road shall be modified in accordance with the application drawings, laid out, constructed and provided with visibility sightlines extending from a point 2.4m from the carriageway edge, measured along the centre line of the access, to the extremities of the site frontage abutting the highway in each direction. The land in advance of the sightlines shall be maintained in perpetuity clear of any object greater than 1m in height (0.6m in the case of vegetation) relative to the adjoining nearside carriageway channel level.

Reason:

In the interests of highway safety in accordance with the aims of Policies S3 and HC19 of the Adopted Derbyshire Dales Local Plan (2017).

14. The premises, the subject of the application, shall not be taken into use until space has been provided within the application site in accordance with the application drawings for the parking and manoeuvring of visitors, staff and service and delivery vehicles, laid out, surfaced and maintained throughout the life of the development free from any impediment to its designated use.

Reason:

To ensure appropriate parking and manoeuvring space in accordance with the aims of Policies S3 and HC21 of the Adopted Derbyshire Dales Local Plan (2017).

15. There shall be no gates or other barriers within 5m of the nearside highway boundary and any gates shall open inwards only. The following notes should also be attached to any consent.

Reason:

In the interests of highway safety in accordance with the aims of Policies S3 and HC19 of the Adopted Derbyshire Dales Local Plan (2017).

INFORMATIVES

The Local Planning Authority have during the consideration of this application engaged in a positive and proactive dialogue with the applicant which has resulted in revised proposals which overcame initial problems with the application relating to the loss of the beech hedge as a landscape feature.

The Town and Country Planning (Fees for Applications, Deemed Applications and Site Visits) (England) Regulations 2012 as amended stipulate that a fee will henceforth be payable where a written request is received in accordance with Article 27 of the Development Management Procedure Order 2015 for the discharge of conditions attached to any planning permission. Where written confirmation is required that one or more conditions imposed on the same permission have been complied with, the fee chargeable by the Authority is £34 per householder request and £116 per request in any other case. The fee must be paid when the request is made and cannot be required retrospectively.

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 - Place 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 <https://www.derbyshire.gov.uk/transport-roads/roads-traffic/licences-enforcements/vehicularaccess/vehicle-accesses-crossovers-and-dropped-kerbs.aspx> E-mail highways.hub@derbyshire.gov.uk or Telephone Call Derbyshire on 01629 533190.

Pursuant to Section 278 of the Highways Act 1980 and the provisions of the Traffic Management Act 2004, no works may commence within the limits of the public highway without the formal written Agreement of the County Council as Highway Authority. It must be ensured that public transport services in the vicinity of the site are not adversely affected by the development works. Advice regarding the technical, legal, administrative and financial processes involved in Section 278 Agreements may be obtained from Mr A Fenlon in Development Control at County Hall, Matlock. The applicant is advised to allow approximately 12 weeks in any programme of works to obtain a Section 278 Agreement.

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 2

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.

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 gully laid across the access immediately behind the back edge of the highway, discharging to a drain or soakaway within the site.

Pursuant to Sections 149 and 151 of the Highways Act 1980, steps shall be taken to ensure that mud or other extraneous material is not carried out of the site and deposited on the public highway. Should such deposits occur, it is the applicant's responsibility to ensure that all reasonable steps (e.g. street sweeping) are taken to maintain the roads in the vicinity of the site to a satisfactory level of cleanliness.

This Decision Notice relates to the following documents:

- Western Power Distribution - Point of Connection Plan - Plan no. 430371, 360305
- Typical Wall Construction Detail – Drawing No. 22
- Existing Floor Plans – Drawing No. 13
- Existing Floor Plans – Drawing No. 14
- Elevations – Fire Station – Drawing No. 17 Rev. A
- Elevations – Smoke House - Drawing No. 16 Rev. A
- Elevations – Street Scenes – Drawing No. 21
- Proposed Ground Floor Plan – Drawing No. 01 E
- Proposed First Floor Plan – Drawing No. 02 E
- Proposed Smoke House Plans - Drawing No. 18
- Location Plan - Drawing No. 12 C
- ASHP Compound Acoustic Layout - Drawing No. 22014/M/42
- Below Ground Drainage Layout - Drawing No. LM21116-DYSE-XX-ZZ-DR-C-1001, Rev. P02
- Buried Services Survey as of 06/08/20 - Drawing No. J-00078/105, Rev. A
- Existing Drainage Areas - Drawing No. LM21116-DYSE-XX-ZZ-SK-C- 0001, Rev. P02
- Proposed Drainage Areas - Drawing No. LM21116-DYSE-XX-ZZ-SK-C- 0002, Rev. P02
- Proposed External Lighting Services Layout - Drawing No. 22014/E/100
- Proposed Site Plan Showing Vehicular Access / Exit - Drawing No. 20
- Topographical Survey - Drawing No. 15 A
- Topographic Survey as of 30/07/20 - Drawing No. J-00078/205, Rev. A
- Topographical Survey with Proposed Building and altered road - Drawing No. 19
- Existing Site Plan – Drawing No. 11
- Site Plan – Drawing No. 09 D
- Design and Access Statement
- Arboricultural Assessment
- Ecological Appraisal
- Bat Report
- Geo-Environmental Appraisal
- Flood Risk Assessment, and
- Below ground drainage strategy received by the District Council on the 11th and 19th July 2022.