

Agenda Item No. 3.3

**DERBYSHIRE COUNTY COUNCIL  
REGULATORY - PLANNING COMMITTEE**

**9 March 2015**

Report of the Strategic Director – Economy, Transport and Environment

- 3 PROPOSED NEW KEY STAGE 2 CLASSROOM EXTENSION TO EXISTING SOUTH-WEST BLOCK INCLUDING ASSOCIATED W.C ACCOMODATION AND CLOAK AREA, GLEBE JUNIOR SCHOOL, HAMLET LANE, SOUTH NORMANTON  
APPLICANT: DERBYSHIRE COUNTY COUNCIL  
CODE NO: CD5/1014/91**

**5.495.17**

**Introductory Summary** This planning application proposes an extension at Glebe Junior School, South Normanton. It would be attached to an existing detached annex to the south of the main school building, to provide a new classroom, two toilets and a small cloak area. A pedestrian ramp is also proposed to the west elevation of the proposed extension as one of the new toilets is for children with mobility needs. Glebe Junior School is located on Hamlet Lane, South Normanton in a residential area. The site comprises three main buildings and shares the site with South Normanton Day Nursery. The main school building is Grade II Listed. The school is not within a Conservation Area.

The proposed development seeks to create additional classroom space at the school by extending the detached classroom block. The building would be extended to the north onto an area that is presently used for car parking.

(1) **Purpose of Report** To enable the Committee to determine the application.

(2) **Information and Analysis** This planning application proposes the extension of the existing detached classroom block to the south-west of the main school building. The proposed extension will provide one additional classroom, two toilets and a small cloak area. One of the proposed toilets is for children with mobility needs. A ramp is proposed to the entrance to the new extension.

**Site and Surroundings**

Glebe Junior School is located on Hamlet Lane, South Normanton in a residential area. The school shares its site with the South Normanton Day

Nursery. The original school building is a cross form George Widdows designed building and is Grade II Listed. The site is not within a Conservation Area. The school has historically been extended to meet the changing needs of the local community, with two standalone blocks being built in recent years, both of which have been extended. A new modular type library has also been recently erected.

The school playing fields are to the south of the site, at the rear of the school, and are bordered by residential development.

Hamlet Lane can become busy with vehicles dropping off and collecting children, and parents of children attending the school have an informal agreement with the school to use Hamlet Lane as a one-way system.

### **The Proposal**

A new extension to the detached annex, south of the main school building, is proposed. This annex was previously extended in 2010 to provide a classroom and an archive store. The proposal is to create additional classroom space, two toilets and a small cloak area at the school by extending the detached classroom block. The building would be extended to the north onto an area that is presently used for car parking. Three parking spaces would be lost. The distance between the main school building and the proposed extension would be 12.5m. An access ramp is also proposed to the west elevation.

The extension would be single-storey and provide approximately 84m<sup>2</sup> (internal floor area) of floorspace. This is in addition to the existing 225m<sup>2</sup> internal floorspace of the annex.

The extension is proposed to be constructed of brick with a dual-pitched tiled roof, and white UPVC windows and doors to match the existing building.

The applicant has investigated a total of five alternative locations for this proposed extension within the school curtilage. Alternative locations have been discounted for the following constraints and reasons:

- Proximity of site boundary.
- Changes in site levels.
- Location of surface water drainage.
- Spatial relationships with existing classrooms.
- Possibility of mining works to the south of the site.
- Loss of playing field land.
- Need for a retaining wall.
- Access to safe working area.
- Impact on existing ramped access to the playing fields.
- Siting on existing hard play areas.

## Planning History

Application No.	Development	Decision
CD5/0102/123	Extension of Play Area and Erection of Weldmesh Security Fence and Wall, South Normanton Nursery School	Approved 13 March 2002
CD5/0106/168	Erection of Metal Storage Shed, South Normanton Nursery School	Approved 15 March 2006
CD5/0107/162	Extension and Entrance Canopy, South Normanton Nursery School	Approved 5 March 2007
CD5/0709/84	Erection of Canopies to Front and Rear Elevation, South Normanton Nursery School	Approved 2 September 2009
CD5/0710/60	Classroom Extension, Glebe Junior School	Approved 1 October 2010
CD5/0812/55	Extension to South-East Elevation, South Normanton Nursery School	Approved 5 November 2014
CD5/0514/25	Temporary Modular Building, South Normanton Nursery School	Approved 10 July 2014

## Consultations

Two periods of consultations were carried out. Consultations on the original details submitted commenced on 28 October 2014, with a request to make any comments by 18 November 2014. The second round of consultations in respect of revised details submitted (a revised Design and Access Statement and an Addendum) commenced on 18 November 2014, with a request to make any comments by 9 December 2014.

## Local Member

Councillors Charles and Ridgway were consulted on 28 October and again (following submission of revised details) on 18 November 2014, with a request to make any comments by 9 December 2014.

## District Council

Bolsover District Council was consulted on 28 October and 18 November 2014, with a request to make any comments by 9 December 2014. The District Council stated on 18 November 2014 that it had no objections.

## Parish Council

South Normanton Parish Council was consulted on 28 October and 18 November 2014 with a request to make any comments by 9 December 2014.

### **English Heritage**

English Heritage was consulted as the proposed development is adjacent to and within the setting of a grade II Listed Building (the main school building). English Heritage stated on 5 November and 24 November 2014, that it does not consider it necessary to be consulted on this planning application.

### **Internal Consultations**

The Highway Authority commented on 18 and 19 November 2014, and comments are summarised as follows:

- On-site parking provision has been reduced at this site with previous planning permissions.
- A further three car parking spaces will be lost as a result of this proposed development for a classroom extension.
- Previously, the County Council's Traffic and Safety Section has received correspondence regarding parking concerns on Hamlet Lane at school drop off and pick up times, and also with regard to all day parking on Hamlet Lane by school staff.
- A previous planning permission requested a Travel Plan Working Group to identify, monitor and introduce measures to encourage more sustainable modes of travel to and from the school. This should also be the case for this planning application.
- The loss of three on-site car parking spaces is not considered sufficient to warrant an objection on highway grounds, subject to recommended conditions on the provision of space on-site for the storage of plant, materials, site accommodation, unloading of goods vehicles, parking and manoeuvring of site operatives and visitors vehicles.

The Highway Authority's Travel Plan Team also commented on 9 February 2015 and comments are summarised as follows:

The Travel Plan Team liaised with Glebe Junior School regarding development of its School Travel Plan in December 2014. Concern is expressed that information suggested to be included in the School Travel Plan has not been included as part of this planning application. The School Travel Plan should include the following information:

- Staff initiatives to reduce the number of cars arriving at school, such as Car Share, Park and Stride and cycling to work.
- Numbers of staff who might be willing to car share or walk to school.
- Information specifying potential Park and Stride venues for staff.
- New pupil initiatives, such as scooting and walking to school.
- Reconsideration of the school's promotion of the voluntary one-way system on Hamlet Lane which the Travel Plan Team considers is counter-productive and encourages car-use.
- Plans for the mitigation of on-street car parking.

- Information on cycle and scooter storage.

The County Council's Conservation and Design (Built Heritage) Team was consulted and made comments on 6 November 2014 and 9 January 2015. Comments raised are summarised as follows:

- The justification in terms of need is accepted but this should not override the duty to preserve the setting of the Listed Building.
- Concern expressed at the further incremental erosion of the setting of the listed main school building.
- Further loss of car parking spaces being replaced by buildings resulting in parking spaces being squeezed close up to the Listed Building.
- If this latest extension is granted, it must be the last phase within the playground. Any further expansion should look to the playing field area to the south, or elsewhere.
- Acknowledgement that the good design quality of previous built additions provides some mitigation to any potentially adverse impact.
- With regard to any future expansion, the arrangement of the current proposal will effectively prevent any further extension.
- The ramp impacts on the setting of the listed building and therefore the acceptability of this proposal.
- Advise that alternative arrangements are sought for a revised ramp with details to be agreed prior to any approval, rather than through planning condition.

### **Publicity**

The application was publicised by a press notice in the Derbyshire Times, and by four site notices. The notices requested observations by 27 November 2014.

Following the publicity, one letter of objection and one letter of support have been received from members of the public. The letter of objection has been summarised into the two areas of its concern, relating to 1. highway impact and 2. publicity. These are summarised below:

#### **1. Concerns over highways impact:**

- Problems accessing the objectors residential property at peak times (parents picking up and dropping off pupils).
- Concern over the access to Hamlet Lane at busy times being hazardous.
- Increase in pupil numbers over the last ten years has had an impact on local residents' access to their property and local road safety.

- The nursery school was allowed to be built next to Glebe Junior School with no provision to improve access to and from Hamlet Lane at busy times.
- Parents, visitors and occasionally staff use the road for parking because of limited on-site provision for parking which has an impact on accessibility for pupils, parents and local residents at busy times.
- Parking permits for residents should be introduced.
- There is no official drop-off point so parents drop children off at the school from their vehicles in the middle of the road.
- If the school proceeds with expansion and redevelopment plans, sufficient provision should be made to cope with the vehicle accessibility issues.
- Emergency vehicles would struggle to access Hamlet Lane at peak school times and any further expansion of the school should take this into account.

These matters are considered in the 'Planning Considerations' section below.

## 2. Concerns over publicity:

The location of one of the site notices was below eye level on a fence and obstructed by the school barrier.

- An extra site notice was placed two days before the end of the consultation period on a lamp post opposite 16 Hamlet Lane.

*Officer Comment– All four site notices were placed in position on 4 November 2014. A record of the position of each site notice was recorded on a plan and photographed, and placed on the planning application file as standard procedure.*

*The site notice 'below eye level' was stapled to a timber fence 1.2m high at the front of the school. The school barrier is not a solid barrier but is palisaded and relatively see through. Officers are satisfied that appropriate publicity, in accordance with the statutory requirement, has been undertaken.*

One letter of support has also been received on 27 December 2014. The author considers that the proposed extension is pleasing, symmetrical and sympathetic to the Listed Building.

## Planning Considerations

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the development plan unless material considerations indicate otherwise. In relation to this application, the relevant policies of the development plan are contained in the

saved policies of the Bolsover District Local Plan. The National Planning Policy Framework (March 2012) and National Planning Practice Guidance provide also material policy considerations.

The key planning considerations for this application are:

- Need for the development.
- Design and visual impacts.
- Impact on Listed Building.
- Impact on local highway infrastructure.

The relevant planning policies considered include:

### **National Planning Policy Framework**

Chapter 4: Promoting sustainable transport.

Chapter 7: Requiring good design.

Chapter 8: Promoting healthy communities.

Chapter 12: Conserving and enhancing the historic environment.

### **Adopted Bolsover District Local Plan Policies**

GEN 1: Minimum Requirements for Development.

GEN 2: Impact of Development on the Environment.

GEN 13: Provision for People with a Disability.

CON 10: Development Affecting the Setting of Listed Buildings.

### **Need for the Development**

Glebe Junior School has an existing net capacity of 408 pupil places.

Projected pupil numbers (up to 430) in forthcoming years indicate the need to create one additional classroom. Projected pupil numbers are based on the actual number of pupils enrolled at the local infant schools (The Green and Brigg Infant Schools), trend analysis of pupils applying from other infant schools in the surrounding area and through additional places required as a result of new residential development locally. Currently, a number of children are being educated in a converted library, which is not ideal, and can be restrictive in the delivery of the curriculum.

One of the two new toilets proposed is for pupils with mobility needs. There is a significant level change across the site of approximately 700mm and level access to the new classroom is not achievable without a ramp. A pedestrian ramp to access the proposed extension is necessary to assist children with mobility needs with safe access/egress. The ramp also accords with Building Regulation requirements for Fire Safety and Access To and Use of Buildings.

Paragraph 72 of Chapter 8: Promoting healthy communities of the National Planning Policy Framework states that planning authorities should give great weight to the need to expand or alter schools.

Policy GEN 1: Minimum Requirements for Development, states that unless there is a specific and acceptable reason for an exception, all development proposals shall include safe access and circulation for pedestrians. The policy also states that development shall not increase health and safety risks. Whilst the comments of the Conservation and Design Team in respect of the proposed ramp are acknowledged, it is important to appreciate the mobility needs of some pupils who will require safe access to the proposed new building. The ramp will also serve to address the significant difference in site levels. Without the ramp, it is considered that health and safety risks may increase. As such, it is considered that the proposal accords with the requirements of this policy.

Policy GEN 2: Impact of Development on the Environment, seeks to resist development that creates materially harmful impacts on the local environment, unless these are outweighed by the social or economic benefits to the community offered by the development, or the wider environmental benefits. The policy also states that, in such circumstances, planning permission will be granted, provided no practicable and alternative site is available. This much needed classroom extension serves to address present and future overcrowding issues at this school.

The applicant has incorporated design features which are prevalent in the main school building into the design of the proposed classroom extension. Regarding the comments raising concern over the impact of the proposed development (including the ramp) on the listed main school building which are noted, above, it is considered that any materially harmful impacts on the setting and character of the listed building are outweighed by the benefits in terms of the needs of the school and of the school children. The ramp, particularly, is essential for the safety and wellbeing of pupils with mobility needs. As such, it is considered that the proposed development accords with the requirements of this policy.

Policy GEN 13: Provision for People with a Disability, seeks to provide appropriate provision for access and facilities to serve people with a disability. The policy also states that the needs of people with disabilities will be taken into account when considering development. The proposed development includes toilet facilities for children with mobility needs. The proposed ramp seeks to provide safe access to the new building for children with mobility needs. The importance of the ramp, which serves to provide for the safety and wellbeing of disabled school children, outweighs any concerns over the impact of the ramp on the listed building. As such, the proposed development accords with the requirements of this policy.

### **Design and Visual Impacts**

Consideration has been given to the design of the proposed extension and the scale and character of the nearby built form. The proposed fenestration, roof



pitch, gables, decorative brickwork and materials to be utilised are considered to respect the design and finish of the existing school building.

One member of the public has expressed support for the proposal as being pleasing, symmetrical and sympathetic to the Listed Building.

Paragraph 61 of Chapter 7: Requiring good design of the National Planning Policy Framework, states that the visual appearance and architecture of individual buildings are important and planning decisions should address the connections between people and places, and the integration of new development into the natural, built and historic environment. It is considered that the sympathetic design of the proposed extension accords with design features and materials utilised in the main school building. The extension is needed to address overcrowding issues at this school which is an important community facility. Thus the proposal addresses the connection between the local population and the location, and also the integration of this new development into the local built and historic environment, thereby according with the requirements of this guidance.

Policy GEN 2: Impact of Development on the Environment, states that consideration will be given to the character and sensitivity of the land and uses around a proposed development site in relation to the character and type of development proposed. In considering the environmental impact of every proposal for development, regard will be given to the visual appearance of the proposal in terms of the scale, height, design and the materials of any buildings or other structures.

The appearance of the proposal should be assessed in relation to the appearance of the immediate locality and in relation to its setting in the general landscape. It is considered that the proposed height, design and scale of this classroom extension respects its surroundings, particularly the design and material finishes of the listed main school building. Attention to detail in respect of the design, i.e. the roof pitch, brick bonding, soldier course heads to fenestration etc, has positively contributed to an appropriate design solution having regard to its context. As such, it is considered that the proposal accords with the requirements of this policy.

### **Impact on Listed Building**

The main school building is a George H. Widdows designed Grade II listed building which was built in 1911. This was a number of early 20<sup>th</sup> century schools in Derbyshire designed by Widdows to accommodate the increasing population as the coal mines expanded. The school was listed in 1989 and has been periodically extended since the 1950's. However, the building retains much of its original features. The school accommodates seven classrooms, a main hall, a library (currently being used as additional teaching space), W.C.'s and administration support space. Three later extensions to

the school provided a kitchen and further W.C.'s. Within the school grounds are three standalone blocks. As with the proposed extension, these historic extensions have been necessary to cater for the increased population.

The applicant has submitted a Heritage Statement. It acknowledges that a space in front of the south elevation is required in order to provide an appropriate setting. It is considered that the site constraints are such that proposed extension will essentially be the last school extension at this site.

The applicant has submitted information showing five alternative sites for the proposed building with reasoned justification for not choosing these sites.

Paragraph 131 of Chapter 12: Conserving and enhancing the historic environment, of the National Planning Policy Framework states that planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation. It is considered that the proposed development is sympathetic in design to the listed building and contributes towards the historic and present day use as a working school. As such, it is considered that the proposed development accords with this guidance.

Paragraph 134 of Chapter 12 also states that where a development will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal. It is considered that the benefit to the local community of this much needed extension, including the ramp providing for the mobility needs of children, outweighs any negative impacts of the proposed development.

Policy CON 10: Development Affecting the Setting of Listed Buildings of the Bolsover District Local Plan, states that development which affects the setting of a listed building shall preserve or enhance that setting and proposals, which would have a detrimental effect on the setting, will not be granted planning permission. The Conservation and Design Team has provided detailed comments regarding the nature of the impact on the setting of the listed main school building. It is apparent that the enhanced design quality of the more recent previous built additions provides some mitigation to the potentially adverse impact from the proposed extension. The setting of the listed building has previously been affected successively by each of the previous extension developments. The proposed development would, inevitably, itself have some effect on the setting. However, in the overall context, I do not consider that this would amount to the proposed development having a detrimental effect on the setting.

### **Impact on Local Highway Infrastructure**

Concern has been raised with regard to the impact of vehicular traffic on Hamlet Lane, particularly during school pupil drop off and pick up times. A

School Travel Plan has been submitted as part of this planning application, however, the County Council's School Travel Plan Team is concerned at the quality of the information submitted. The school has not taken on board any of the information suggested by the School Travel Plan Team be included in the submission during frequent discussions with the school prior to the submission of this planning application. A new School Travel Plan needs to be submitted, encompassing the recommendations of the School Travel Plan team.

Paragraph 36 of Chapter 4: Promoting Sustainable Transport of the National Planning Policy Framework promotes a Travel Plan as a key tool to facilitate the use of sustainable transport modes to minimise conflict. This policy guidance states that all developments, which generate significant amounts of movement, should be required to provide a Travel Plan. There is identified conflict between local residents on Hamlet Lane and vehicles dropping off/picking up pupils from school.

An appropriate School Travel Plan, controlled through the imposition of a planning condition, and approved in writing by the County Planning Authority in liaison with the Highway Authority before development commences is recommended should Members approve this application.

### **Conclusion**

The design, visual impact and siting are considered acceptable. The impact on the setting of the listed main school building is a matter for special consideration, but it is mitigated by the quality of the design and materials. The limited impact on this setting that the development would cause is not considered to justify a recommendation for refusal, especially bearing in mind the clear public education need which the proposed development would meet. Concerns over the traffic impact on Hamlet Lane from the expanded school pupil numbers can be addressed through a condition for an up-to-date School Travel Plan.

Subject to the recommended conditions, I consider that the proposal does not conflict with national or local planning policies and it is recommended for approval.

(3) **Financial Considerations** The correct fee of £770 has been received.

(4) **Legal Considerations** This is an application under the terms of the Town and Country Planning General Regulations 1992 for development which the Authority itself proposes to carry out.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Council, in considering whether to grant planning permission which affects a listed building or its setting, to have special regard

to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

I do not consider that there would be any disproportionate impacts on anyone's human rights under the European Convention on Human Rights as a result of this permission being granted subject to the conditions referred to in the Officer's Recommendation.

(5) **Environmental and Health Considerations** As indicated in the report.

### **Other Considerations**

In preparing this report the relevance of the following factors has been considered: prevention of crime and disorder, equality and diversity, human resources, property and transport considerations.

(6) **Background Papers** File No 5.495.17  
Application documents from the Director of Property dated 21 October and 12 November 2014, and 9 February 2015. Correspondence from the Highways Area Management Division dated 19 November 2014. Correspondence from the County Council's Highways Sustainable Travel Team dated 9 February 2015.

(7) **OFFICER'S RECOMMENDATION** That the Committee resolves that planning permission is **granted** subject to the following conditions:

- 1) That the development shall be begun before the expiration of three years from the date of the decision.

**Reason:** The condition is imposed in accordance with Section 91 of the Town and Country Planning Act 1990.

- 2) No development (including the uses, operations and activities associated with the proposals hereby approved) shall be carried out other than in accordance with the details set out in the Application for Planning Permission registered as valid on 24 October 2014, the Heritage Statement dated 24 October 2014 and the Revised Design and Access Statement and Addendum dated 12 November 2014, submitted by the Director of Property except as may be otherwise required by the conditions attached to this permission. The approved documents shall comprise of the following:

Drawing No. 1300680/P03 Proposed Plan

Drawing No. 1300680/P04 Proposed Elevations and Sections

Drawing No. 1300680/P05 Proposed Location Plan

Drawing No. 1300680/P06 Proposed Site Plan  
Drawing No. 1300680/P07 Proposed Contractors Compound

**Reason:** For the avoidance of doubt and to control the form of the development in the interests of protecting the setting of the adjacent listed building.

- 3) No development shall commence until samples of all external materials to be used have been submitted to and approved in writing by the County Planning Authority. The approved materials shall then be used in the construction of the development.

**Reason:** In the interests of achieving a satisfactory form of development having regard to the proximity of a listed building.

- 4) No construction work shall take place outside the hours of 0800 to 1800 hours Monday to Fridays, and 0800 to 1300 hours on Saturdays. There shall be no working on Sundays or Bank or Public Holidays.

**Reason:** In the interests of safeguarding local amenity.

- 5) No development shall take place until a School Travel Plan has been submitted in writing by the school and approved in writing by the County Planning Authority. The School Travel Plan shall include:
- a) Measures to promote healthy and sustainable travel to school through walking, cycling and use of public transport, including cloakrooms and lockers for pupils to store books, equipment and bags.
  - b) Provision of sufficient, suitable and secure cycle and scooter storage.
  - c) Provision of safe and secure access and egress to/from the school site.
  - d) Measures for encouraging and educating children about safe and sustainable travel to school.
  - e) Staff initiatives to reduce the number of cars arriving at school, such as Car Share, Park and Stride and cycling to work.
  - f) Information specifying potential off-site parking venues for staff.
  - g) Reconsideration of the schools promotion of the voluntary one-way system on Hamlet Lane.
  - h) Measures for the mitigation of on-street car parking.
  - i) A timetabled implementation programme for each of the measures and initiatives in the Plan
  - j) Annual review arrangements, including meeting details.

- k) Provision and operation of a the Travel Plan Working Group for Glebe Junior School within four months of the development approved being brought into use.

The School Travel Plan as approved by the County Planning Authority shall be implemented in full and accordance with the timetable in the implementation programme as approved.

**Reason:** To ensure safe and sustainable travel to Glebe Junior School, Hamlet Lane, South Normanton.

- 6) Before any other operations are commenced, space shall be provided within the site curtilage for the storage of plant and materials/site accommodation/loading and unloading of goods vehicles/parking and manoeuvring of site operatives and visitors' vehicles, laid out and constructed in accordance with detailed designs to be submitted in advance to the County Planning Authority for written approval and maintained throughout the contract period in accordance with the approved designs free from any impediment to its designated use.

**Reason:** In the interests of safeguarding local amenity and highway safety.

### **Statement of Compliance with Article 31 of the Town and Country Development Management Procedure Order 2012**

The Authority worked with the applicant in a positive and pro-active manner based on seeking solutions to problems arising in the processing of planning applications in full accordance with this Article. The applicant had engaged in pre-application and post application discussions and meetings with relevant officers in the Authority prior to the submission of the application.

The planning application has been determined in accordance with the development plan as is required by Section 38(6) of the Planning and Compulsory Purchase Act 2004 and the National Planning Policy Framework (NPPF) published by the Department of Communities and Local Government on 27 March 2012.

There are no other material considerations which indicate that the application should be determined otherwise than in accordance with the development plan.

The development under the planning permission with the conditions above is in accordance with the relevant policies of the development plan, which are listed below.

## **Policies**

The principal planning policies relevant to this grant of planning permission are:

### **National Planning Policy Framework**

Chapter 4: Promoting sustainable transport.

Chapter 7: Requiring good design.

Chapter 8: Promoting healthy communities.

Chapter 12: Conserving and enhancing the historic environment.

### **Adopted Bolsover Local Plan Policies**

GEN 1: Minimum Requirements for Development.

GEN 2: Impact of Development on the Environment.

GEN 13: Provision for People with a Disability.

CON 10: Development Affecting the Setting of Listed Buildings.

## **Footnotes**

- 1) This permission, granted under the terms of Regulation 3 of the Town and Country Planning General Regulations 1992, is for the sole benefit of Derbyshire County Council and can only be implemented by that Authority.
- 2) The proposed development lies within a coal mining area. In the circumstances, applicants should take account of any coal mining related hazards to stability in their proposals. Developers must also seek permission from the Coal Authority before undertaking any operations that involve entry into any coal mines or mines of coal, including coal mine shafts and adits and the implementation of site investigations or other works. Property specific summary information on any past, current or proposed surface and underground coal mining activity to affect the development can be obtained from the Coal Authority. The Coal Authority's Property Search Service can be contacted on 0845 762 6848 or at [www.groundstability.com](http://www.groundstability.com)

**Mike Ashworth**  
**Strategic Director – Economy, Transport and Environment**

Title

# CD5/1014/91 - Classroom Extension, Glebe Junior School, South Normanton

