

***Supporting Statement to Discharge Conditions
DET/2021/0003***

At

Stubbins Farm, Stubbins Lane, Chinley SK23 6ED

- **Applicant**
Mr & Mrs Broadhurst
- **Planning Authority**
High Peak Borough Council
- **Proposal**
Discharge conditions of DET/2021/0003
- **Location**
Stubbins Farm, Stubbins Lane, Chinley SK23 6ED
- **Agent**
Simon Jones
SJ Design Limited
The Old Co-Op Building
Church Street
Hayfield
High Peak
SK22 2JE

Contents

1.00	The Proposal	4
2.00	Discharge of Conditions	5
	Condition 5.....	5
	Condition 6.....	5
	Condition 8.....	6
3.00	Conclusions.....	6

1.00 The Proposal

This application seeks to discharge conditions of the approved *DET/2021/0003*.

Planning approval was granted for:

‘Change of use of agricultural building to one dwelling house’

2.00 Discharge of Conditions

Condition 5

This condition states:

‘Prior to the proposed development being first brought into use, an Ecological Enhancement scheme shall be submitted to and agreed in writing by the local planning authority. The scheme shall be based on the recommendations set out within Section 4 of the updated Bat Report prepared by Dunelm Ecology dated August 2020 and include the provision of bird and bat boxes attached at the eaves/apex, with bird boxes not being included on the southern elevation, together with photographs of the boxes in situ. Thereafter the approved scheme shall be implemented in full prior to the first occupation of the dwelling.’

The applicant seeks to discharge this condition as follows and in accordance with Section 4.1.2 of the updated Bat Report prepared by Dunelm Ecology dated August 2020:

‘New roosting features should be incorporated within the scheme design. This can be achieved by installing integral bat roosting units with gable walls of each of the two new dwellings, these being placed close to apexes.’

- See the submitted ‘Kent Bat Box’ data sheet
- See the submitted drawing 200A showing the location of the Kent Bat Boxes.

‘New lighting should be kept to an absolute minimum, particularly in the vicinity of artificial bat roosting features.’

- See the submitted drawing 200A showing the location of lighting.

‘Integral sparrow terraces could also be installed within the walls of new buildings, directly under the eaves.’

- See the submitted ‘Sparrow Terrace Nesting Box’ data sheet
- See the submitted drawing 200A showing the location of the Sparrow Terrace Nesting Box.

Condition 6

This condition states:

‘Prior to the development being first brought into use, a Lighting Strategy shall be submitted to and approved in writing by the local planning authority which should provide details of the chosen luminaries, their locations, and any mitigating features such as dimmers, PIR sensors, and timers. Thereafter the approved scheme shall be implemented in full prior to the first occupation of the dwelling.’

The applicant seeks to discharge this condition as follows:

The following information has been submitted with this application:

- See the submitted 'Chesham-Pir-Wall-Light-70331-Black-Chesham' image
- See the submitted 'PIR Lights-Chesham-WB 2019' data sheet
- See the submitted drawing 200A showing the location of the PIR lights.

Condition 8

This condition states:

'Prior to the installation of any windows and doors which shall be of timber, detailed plans and sections of the proposed windows and doors at a scale of 1:10 together with details of the proposed finishes and the depth of their recess in the wall openings shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details as subsequently approved.'

The applicant seeks to discharge this condition as follows:

The following information has been submitted with this application:

- See the submitted drawings 200A, 300, 301 and 302

3.00 Conclusions

In conclusion and in light of the above, we would urge HPBC to approve this application.