Julian Townsend
Executive Director (Operations)
Development Management

Town Hall
Ripley
Derbyshire DE5 3BT
Tel: 01773 570222
Fax: 01773 841523
Email: enquiry@ambervalley.gov.uk
Web: www.ambervalley.gov.uk

The Great British Car Journey Ltd
C/o Agent

Mr David Hinds
Q&A Planning
The Stables
Paradise Wharf
Ducie Street
Manchester
M1 2JN

TOWN AND COUNTRY PLANNING ACT 1990

In pursuance of the powers vested in the Amber Valley Borough Council under the above Act and Orders and taking into account Government policy and guidance and the saved policies of the Adopted Amber Valley Borough Local Plan 2006, and with reference to your application (**Office Code: AVA/2020/0913**) which was valid on the 5 October 2020 for permission for **Variation of condition 12 of AVA/2019/0588 to amend driving experience hours of operation at Motoring Heritage Centre Former Wire Works Matlock Road Ambergate**

In the manner described in the application and shown on the accompanying plan(s) and drawing(s) **NOTICE IS HEREBY GIVEN** that permission for the proposed development is **GRANTED subject to the following conditions:**

Conditions/Reasons

1. The hereby approved development shall be begun before the expiration of three years from the date of planning permission AVA/2019/0588 (7 October 2022).

   Reason: To comply with the requirements of 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. The development hereby permitted shall be carried out only in accordance with the details and specifications shown on the following drawings:

Date : 7 May 2021

Signed

Julian Townsend
Executive Director (Operations)

- Application Location Plan drawing no. 0202 Rev 1;
- Proposed Site Plan drawing no. 0001 Rev 03;
- Proposed Demolition Plan drawing no. 18642-1001;
- Proposed Driving Route drawing no. 0004 Rev 1;
- Proposed Ground Floor Plan drawing no. 18642-0003;
- Proposed External Deck drawing no. 18462-005;
- Proposed External Decking Sections drawing no. 18462-01-0006;
- Proposed South Elevation drawing no. 0008;
- Proposed West Elevation drawing no. 0009;
- Proposed East Elevation drawing no. 0010;
- Proposed Garage Elevations drawing no. 0011;
- Proposed Garage Floor Plan drawing no. 0012; and,
- Scope of Application Works drawing no. 0014.

Reason: To ensure that the development takes the form envisaged by the Local Planning Authority when determining the application in accordance with policies LS3, H12, EN24, EN27 and EN29 of the Adopted Amber Valley Borough Local Plan 2006.

3. No development shall take place to the external elevations or roof of the hereby approved development until there has been submitted to and approved in writing by the Local Planning Authority details and/or samples of the materials and finishes to be used for the external elevations and roof of the proposal, and the development shall be carried out with those materials.

   Reason: To ensure the satisfactory appearance of the completed development in accordance with saved policies LS3 and EN29 of the Adopted Amber Valley Borough Local Plan 2006.

4. Precise details of all new windows/doors to be installed shall be agreed in writing with the Local Planning Authority before installation.

   Reason: To ensure the works are carried out in a way which respects the special appearance and character of the World Heritage Site in accordance with saved policies LS3, ER12 and EN29 of the Adopted Amber Valley Borough Local Plan 2006.

5. The scheme to modify the existing access, as shown on drawing no. 18179-012 Rev A, shall be implemented in full prior to the hereby approved use being brought into use.

Date : 7 May 2021 Signed

Julian Townsend
Executive Director (Operations)

Reason: In the interests of highway safety in accordance with saved policy TP1 of the adopted Amber Valley Borough Local Plan 2006.

6. The premises the subject of the application shall not be taken into use until onsite parking for staff and visitors has been provided, laid out in accordance with the application drawing and maintained thereafter free from any impediment to its designated use.

   Reason: In the interests of highway safety in accordance with saved policy TP1 of the adopted Amber Valley Borough Local Plan 2006.

7. The 'on-site driving track' shall not be taken into use until signage and road markings have been provided. The 'track' shall operate in accordance with the additional information provided in Technical Note 01 dated 17 September 2019.

   Reason: In the interests of highway safety in accordance with saved policy TP1 of the adopted Amber Valley Borough Local Plan 2006.

8. No building or use hereby permitted shall be occupied or the use commenced until a Travel Plan comprising immediate, continuing and long-term measures to promote and encourage alternatives to single-occupancy car use has been prepared, submitted to and been approved in writing by the Local Planning Authority. The approved Travel Plan shall then be implemented, monitored and reviewed in accordance with the agreed travel Plan Targets.

   Reason: In the interests of highway safety in accordance with saved policy TP1 of the adopted Amber Valley Borough Local Plan 2006.

9. The premises the subject of the application shall not be taken into use until measures to improve the existing bus stop, opposite the application site entrance, have been submitted to and agreed in writing by the Local Planning Authority. Any such measures as deemed appropriate shall be fully implemented on site prior to the hereby approved development being brought into use.

   Reason: In the interests of highway safety in accordance with saved policy TP1 of the adopted Amber Valley Borough Local Plan 2006.

Date : 7 May 2021

Signed

Julian Townsend
Executive Director (Operations)

10. The hereby approved development shall be carried out in full accordance with the submitted Demolition Method Statement.

    Reason: In the interests of safeguarding the proposed development and adjacent properties from the possible harmful effects of development affecting contaminated land, in accordance with saved policy EN18 of the Adopted Amber Valley Borough Local Plan 2006.

11. All works shall proceed in accordance with the detailed bat mitigation strategy document prepared by BSG Ecology dated October 2019.

    Reason: To ensure the development does not have an adverse impact upon species specifically protected under the schedules of the Wildlife and Countryside Act 1981 in accordance with saved policy EN13 of the Amber Valley Borough Adopted Local Plan 2006 and to improve the biodiversity of the local area.

12. The hereby approved route for the 'driving experience' shall only be used between the following times:-

    - 0800 - 1800 daily
    - Evening events will be held on a maximum of 10 days per year and will take place on no more than three consecutive days, between the months of April-October inclusive only and will cease by 20:30 hours

    The above hours are valid for a limited period only, expiring on 31.12.2022. On or before this date, the hours hereby approved shall cease and the hours will revert to those attached to AVA/2019/0588, which are as follows:

    - 10:00 to 16:00 Mondays to Fridays
    - 10:00 to 12:00 and 14:00 to 16:00 Saturdays, Sundays and Bank Holidays.

    unless a further planning application has been submitted to and approved by the Local Planning Authority.

    Reason: To protect the amenity of the residents of adjacent properties in accordance with saved policy EN16 of the Adopted Amber Valley Borough Local Plan 2006.

Date : 7 May 2021

Signed

Julian Townsend
Executive Director (Operations)

13. Prior to occupation of the hereby approved development, a scheme of hard and soft landscaping shall be submitted to and approved by the Local Planning Authority. All planting, seeding or turfing indicated on the approved landscaping scheme 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: To ensure the satisfactory overall appearance of the completed development and to help assimilate the new development into its surroundings in accordance with saved policies EN8 and EN29 of the Adopted Amber Valley Borough Local Plan 2006.

14. The palisade fencing as shown on drawing no. 18179-012 Rev A, shall be painted black, prior to the hereby approved use being brought into use.

    Reason: To ensure the works are carried out in a way which respects the special appearance and character of the World Heritage Site in accordance with saved policies LS3, ER12 and EN29 of the Adopted Amber Valley Borough Local Plan 2006.

Notes
Attention is drawn to the attached notes:

1 The applicant is advised that a Natural England licence will be required to carry out the works.

2 No removal of trees, shrubs or brambles or works to or demolition of buildings or structures that may be used by breeding birds shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check for active birds' nests immediately before the work is commenced and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Date : 7 May 2021

Signed



Julian Townsend
Executive Director (Operations)

3 A. The County Council does not adopt any SuDS schemes at present (although may consider ones which are served by highway drainage only). As such, it should be confirmed prior to commencement of works who will be responsible for SuDS maintenance/management once the development is completed.

B. Any works in or nearby an ordinary watercourse may require consent under the Land Drainage Act (1991) from the County Council. For further advice, or to make an application please contact Flood.Team@derbyshire.gov.uk.

C. No part of the proposed development shall be constructed within 5-8m of an ordinary watercourse and a minimum 3 m for a culverted watercourse (increases with size of culvert). It should be noted that DCC have an anti-culverting policy.

D. The applicant should be mindful to obtain all the relevant information pertaining to proposed discharge in land that is not within their control, which is fundamental to allow the drainage of the proposed development site.

E. The applicant should demonstrate, to the satisfaction of the Local Planning Authority, the appropriate level of treatment stages from the resultant surface water discharge, in line with Table 4.3 of the CIRIA SuDS Manual C753.

F. The County Council would prefer the applicant to utilise existing landform to manage surface water in mini/sub-catchments. The applicant is advised to contact the County Council's Flood Risk Management team should any guidance on the drainage strategy for the proposed development be required.

G. The applicant should provide a flood evacuation plan which outlines:

- The flood warning procedure
- A safe point of extraction
- How users can safely evacuate the site upon receipt of a flood warning
- The areas of responsibility for those participating in the plan
- The procedures for implementing the plan
- How users will be made aware of flood risk
- How users will be made aware of flood resilience
- Who will be responsible for the update of the flood evacuation plan

Date : 7 May 2021

Signed



Julian Townsend
Executive Director (Operations)

H. Flood resilience should be duly considered in the design of the new building/s or renovation. Guidance may be found in BRE Digest 532 Parts 1 and 2, 2012 and BRE Good Building Guide 84.

I. Surface water drainage plans should include the following:

- Rainwater pipes, gullies and drainage channels including cover levels.
- Inspection chambers, manholes and silt traps including cover and invert levels.
- Pipe sizes, pipe materials, gradients and flow directions and pipe numbers.
- Soakaways, including size and material.
- Typical inspection chamber / soakaway / silt trap and SW attenuation details.
- Site ground levels and finished floor levels.

J. On Site Surface Water Management;

- The site is required to accommodate rainfall volumes up to 1 in 100 year return period (plus climate change) whilst ensuring no flooding to buildings or adjacent land.

- The applicant will need to provide details and calculations including any below ground storage, overflow paths (flood routes), surface detention and infiltration areas etc, to demonstrate how the 100 year + 30% Climate Change rainfall volumes will be controlled and accommodated, also incorporating a sensitivity test to 40% Climate change. In addition an appropriate allowance should be made for urban creep throughout the lifetime of the development (to be agreed with the LLFA).

- Production of a plan showing above ground flood pathways (where relevant) for events in excess of 1 in 100 year rainfall, to ensure exceedance routes can be safely managed

- A plan detailing the impermeable area attributed to each drainage asset (pipes,swales etc)

Date : 7 May 2021

Signed



Julian Townsend
Executive Director (Operations)

Peak Flow Control

- For greenfield developments, the peak run-off rate from the development to any highway drain, sewer or surface water body for the 1 in 1 year rainfall event and the 1 in 100yr rainfall event, should never exceed the peak greenfield run-off rate for the same event.

- For developments which were previously developed, the peak run-off rate from the development to any drain, sewer or surface water body for the 1 in 1 year rainfall event and the 1 in 100 year rainfall event must be as close as reasonably practicable to the greenfield run-off rate from the development for the same rainfall event, but should never exceed the rate of discharge from the development, prior to redevelopment for that event.

Volume Control

- For greenfield developments, the runoff volume from the development to any highway drain, sewer or surface water body in the 1 in 100 year, 6 hour rainfall event must not exceed the greenfield runoff volume for the same event.

- For developments which have been previously developed, the runoff volume from the development to any highway drain, sewer or surface water body in the 1 in 100 year, 6 hour rainfall event must be constrained to a value as close as is reasonably practicable to the greenfield runoff volume for the same event, but must not exceed the runoff volume for the development site prior to redevelopment for that event.

  Note:- If the greenfield run-off for a site is calculated at less than 2 l/s, then a minimum of 2 l/s could be used (subject to approval from the LLFA).

- Details of how the on-site surface water drainage systems shall be maintained and managed after completion and for the lifetime of the development to ensure the features remain functional.

- Where cellular storage is proposed and is within areas where it may be susceptible to damage by excavation by other utility contractors, warning signage should be provided to inform of its presence. Cellular storage and infiltration systems should not be positioned within highway.

Date : 7 May 2021

Signed



Julian Townsend
Executive Director (Operations)

- Guidance on flood pathways can be found in BS EN 752.

- The Greenfield runoff rate which is to be used for assessing the requirements for limiting discharge flow rates and attenuation storage for a site should be calculated for the whole development area (paved and pervious surfaces - houses, gardens, roads, and other open space) that is within the area served by the drainage network whatever size of the site and type of drainage system. Significant green areas such as recreation parks, general public open space etc., which are not served by the drainage system and do not play a part in the runoff management for the site, and which can be assumed to have a runoff response which is similar to that prior to the development taking place, may be excluded from the greenfield analysis.

K. If infiltration systems are to be used for surface water disposal, the following information must be provided:

- Ground percolation tests to BRE 365.

- Ground water levels records. Minimum 1m clearance from maximum seasonal groundwater level to base of infiltration compound. This should include assessment of relevant groundwater borehole records, maps and on-site monitoring in wells.

- Soil / rock descriptions in accordance with BS EN ISO 14688-1:2002 or BS EN ISO 14689-1:2003.

- Volume design calculations to 1 in 100 year rainfall + 30% climate change standard. An appropriate factor of safety should be applied to the design in accordance with CIRIA C753 - Table 25.2.

- Location plans indicating position (Soakaways serving more than one property must be located in an accessible position for maintenance). Soakaways should not be used within 5m of buildings or the highway or any other structure.

- Drawing details including sizes and material.

- Details of a sedimentation chamber (silt trap) upstream of the inlet should be included.

Date : 7 May 2021 Signed



Julian Townsend
Executive Director (Operations)

Soakaway detailed design guidance is given in CIRIA Report 753, CIRIA Report 156 and BRE Digest 365.

L. All Micro Drainage calculations and results must be submitted in .MDX format, to the LPA. (Other methods of drainage calculations are acceptable.)

M. The applicant should submit a comprehensive management plan detailing how surface water shall be managed on site during the construction phase of the development ensuring there is no increase in flood risk off site or to occupied buildings within the development.

4 With regards to condition 4, the applicant is advised that all windows and doors should be repaired where possible. Any new windows and doors should match the existing in all respects.

5 The Highway Authority advise that the boundary wall along the A6 retains the highway. Any modifications will require the consent of the County Councils Structural Engineer and details need to be submitted for prior approval.

6 The applicant is strongly advised to carry out the development in strict accordance with the submitted Operational Statement - 'Drive Dad's Car' Vehicle Driving Experience' (Q+A Planning, February 2021), as agreed in accordance with the Borough Council's Environmental Health (Pollution) section. Accordance with this document would help to ensure that the development does not result in a statutory noise nuisance.

Reasons for Granting Permission

In granting permission for this development the Borough Council has taken into account all material planning considerations arising from the views of statutory and other consultees and public representations about the application, Government guidance as detailed in the National Planning Policy Framework and the saved policies of the Adopted Amber Valley Borough Local Plan 2006:

Date : 7 May 2021 Signed

Julian Townsend
Executive Director (Operations)

LS1 - Sustainability criteria
LS3 - Design
ER12 - Tourism
EN8 - Landscape Features
EN13 - Nature Conservation
EN15 - Development and Flood Risk
EN16 - Pollution
EN29 - Derwent Valley Mills World Heritage Site
TP1 - Impact on the Transport Network
TP6 - Parking

In detail:

The National Planning Policy Framework (NPPF) is a material consideration in planning decisions. In accordance with Paragraph 38 of the NPPF the local planning authority has approached the decision making process in a positive way to foster the delivery of sustainable development and has worked proactively with the applicant/agent to secure a development to improve the economic, social and environmental conditions of the area.

The development complies with the provisions of the development plan for the locality and raises no unresolved issues in relation to the location of the site, privacy, amenity, character and design, landscape or heritage features and highway safety.

Date : 7 May 2021

Signed

Julian Townsend
Executive Director (Operations)

NOTES

1. **If the applicant is aggrieved by the decision of the Local Planning Authority to refuse planning permission or approval for the proposed development or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78/79 of the Town and Country Planning Act 1990, within six months of the date of this notice. The Secretary of State has power to allow a longer period for the giving of a notice but will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission of the proposed development could not have been granted by the Local Planning Authority or could not have been so granted otherwise that subject to the conditions imposed on them, having regard to the statutory requirements, to the provision of the development order, and to any directions given under the order.**
2. **Cadent Gas own and operate the gas infrastructure within the area of your development. Contact Cadent's Plant Protection Team for approval before carrying out any works on site and ensuring requirements are adhered to. Email plantprotection@cadentgas.com. Alternatively you can register on www.beforeyoudig.nationalgrid.com**
3. **If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the County/District in which the land is situated, a purchase notice requiring that council to purchase his interests in the land in accordance with the provisions of Section 180 of the Town and Country Planning Act 1990.**
4. **In certain circumstances a claim may be made against the Local Planning Authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Sections 137 and 138 of the Town and Country Planning Act 1990.**
5. **This permission relates to planning controls only. Any other statutory consent necessary including submission under the building regulations must be obtained from the appropriate Authority.**
6. **If it is intended to give notice of appeal in accordance with Paragraph 1 above, this should be done on the appropriate form obtainable from:-**

   The Planning Inspectorate
   3/23 Hawk Wing, Temple Quay House, 2 The Square Temple Quay Bristol BS1 6PN
   (Tel. No. 0117 372 8000) www.planning-inspectorate.gov.uk

7. **If the condition of consent or reasons for refusal, make reference to a Division of the Department, the appellant may, if he so wishes, require the attendance of a representative from the Department by notification to the Local Planning Authority. Such a representative would not be liable to cross-examination on questions of departmental policy, but only on matters of fact and expert opinion in relation to the appeal site.**
8. **Where a vehicle is habitually drive across a grass verge or kerbed footway to and from premises adjoining a highway, the occupier of the premises may after being given due notice by the appropriate authority, be required to pay the cost of construction of a carriage crossing or the strengthening of a footway, as the authority considers it necessary, or may be required to comply with conditions imposed by the authority.**
9. **In the case of building or premises to which the public are to be admitted whether on payment or otherwise, attention is drawn to Sections 4 and 7 of the Chronically Sick and Disabled Persons Act 1970 and the associated Code of Practice (BS5810:1979). In the case of premises to which the Offices, Shops and Railway Premises Act 1963 or the Factories Act 1962 applies, attention is drawn to Sections 7 and 8A of the Chronically Sick and Disabled Persons Act and to the same code of practice. In the case of Educational Buildings, attention is drawn to Sections 7 and 8 of the Chronically Sick and Disabled Persons Act 1978 and to the Design Note 18 "Access for the Physically Disabled Educational Buildings".**
10. **If the development site is crossed by an electric line or is within 15 metres (50ft) of the nearest part of a line (measure horizontally along the ground) or if there is reason to believe that it may be crossed by an underground electric cable, the applicant should contact the Electricity Board to ascertain if and what special safety precautions are necessary.**
11. **The grant of planning permission does not entitle developers to obstruct a public right of way. Development on so far as it affects a right of way, should not be started, and the right of way should be kept open for public use, until the necessary order under Section 247 and 257 of the Town and Country Planning Act 1990 for the diversion of extinguishment of the right of way has been made and confirmed.**

pe