Simon Gladwin
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

Miss C Smith
Flat 3
31 Market Place
Heanor
Derbyshire
DE75 7EG

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 guidance and policy and the saved policies of the Adopted Amber Valley Borough Local Plan 2006, and with reference to your application (**Office Code: AVA/2023/0433**) which was valid on the 31 May 2023 for permission for **Change of use from Retail Shop (class E) to Micro Pub (sui generis) at Games Shack 33 Market Place Heanor**

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

   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 shall be carried out in accordance with the details contained in the submitted plans and documents listed below and with the conditions attached to this permission:

   Existing/Proposed Layout Plans and Elevations (drawing number TDB192/01) received on 31st May 2023
   Block Plan received on 31st May 2023
   Location Plan received on 31st May 2023

Date : 25 July 2023

Signed

S Gladwin

Simon Gladwin
Executive Director (Operations)

Design and Access Statement received on 31st May 2023

Reason: In order to define the permission

3. No customer shall be permitted on the premises other than between 12:00 (noon) and 23:30 hours daily including the 'drinking-up' period. No deliveries shall be taken at or despatched from the site other than between 09:00 and 18:00 hours on Mondays to Saturdays

   Reason: To define the permission, and in the interests of protecting amenity in accordance with Saved Policy EN16 of the Adopted Amber Valley Borough Local Plan 2006.

4. No electrically amplified sound, including music and voices, or percussion instruments shall be permitted on the premises for the entertainment of customers. No outdoor seating or smoking area shall be provided until its location and design has been approved in writing by the Local Planning Authority.

   Reason: To define the permission, and in the interests of protecting amenity in accordance with Saved Policy EN16 of the Adopted Amber Valley Borough Local Plan 2006.

5. Before any building services plant, including air conditioning units, condensers, chillers or similar, capable of generating noise outside the building, are installed on the premises, detailed information regarding its acoustic performance, operating hours and location shall be submitted to, and approved in writing by, the Local Planning Authority. If required by the Local Planning Authority following installation, an assessment of noise emissions in-situ shall be submitted to, and approved in writing by, the Local Planning Authority to confirm that the emissions agreed prior to installation have been achieved. If required by the Local Planning Authority, such plant shall be enclosed with sound-insulating material and/or mounted in a way which will minimise the emission or transmission of sound in accordance with a scheme to be approved in writing by the Local Planning Authority.

   Reason: To define the permission, and in the interests of protecting amenity in accordance with Saved Policy EN16 of the Adopted Amber Valley Borough Local Plan 2006.

6. The use hereby permitted shall not commence until the agreed details of the waste management system and facilities submitted in the applicant's email received on the 30th June 2023 have been implemented. Those facilities and that system shall be

Date : 25 July 2023

Signed S Gladwin

Simon Gladwin
Executive Director (Operations)

provided in accordance with those approved details before the use commences and shall be maintained to the approved specification.

Reason: To define the permission, and in the interests of protecting amenity in accordance with Saved Policy EN16 of the Adopted Amber Valley Borough Local Plan 2006.

Notes

Attention is drawn to the attached notes:

1 Solid wastes would be considered trade waste (see https://www.gov.uk/managing-your-waste-an-overview) and any liquid waste could be considered trade effluent (advice on any necessary consent should be sought from Severn Trent Water: see https://www.stwater.co.uk/businesses/trade-effluent/trade-effluent-consent/):

2 The proposed development lies within an area that has been defined by the Coal Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design which takes into account all the relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at: www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

Date : 25 July 2023

Signed S Gladwin

Simon Gladwin
Executive Director (Operations)

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

3 The applicant is advised that the Regeneration Team have stated that the commercial property has two floors above it so attention should be given to the applicant of the Shop Front Grant which has been extended to include the first and second floor https://www.ambervalley.gov.uk/business/business-support-and-advice/uk-shared-prosperityfund/shop-front-improvement-grant/

4 The applicant is advised that the byway to the rear of the site shall remain unobstructed and shall not be used as parking for customers

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:

TC1 - Development in Town Centres
TC8 - Food and Drink
TP1 - Impact on the Transport Network
EN16 - Pollution
LS1 - Sustainability criteria
LS3 - Design

In detail:

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.

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

Date : 25 July 2023

Signed

Simon Gladwin
Executive Director (Operations)

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.

Date : 25 July 2023

Signed

Simon Gladwin
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.