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**Development Management**

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# 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/2025/0592**) which was valid on the 19 August 2025 for permission for **Proposed change of use from a nightclub (sui generis) to a bar diner (sui generis-different description), plus the installation of a new exterior flue from the proposed kitchen. at The Regal Ballroom 34 Nottingham Road Ripley**

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 hereby permitted shall be carried out only in accordance with the details and specifications shown on drawing JB/HB/25/188/03 Rev D received on 15.09.2025.

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**Reason**: To ensure that the development takes the form envisaged by the Local Planning Authority when determining the application in accordance with policy LS3 of the Adopted Amber Valley Borough Local Plan 2006.

3. The premises shall not be open to customers other than between 10:00 and 00:30 daily except for:
a) The Sundays preceding bank holidays, on Christmas Eve and on New Year's Eve, when opening hours are extended to between 10:00 and 01:30 the following day; and
b) Where the Secretary of State has made an applicable Licensing Hours Order to automatically allow premises to open for specified extended hours for alcohol on-sales during events of national or international significance.

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

4. The 'Outdoor Eating & Drinking Area' at the rear of the building, as identified on the 'Proposed Elevation & Floor layouts' (JB/HB/25/188/03, Rev.D, August 2025), shall be occupied by customers only between 10:00 and 21:00 daily (including the days when an opening hours extension is in operation). In order to minimise noise breakout from the building, all external doors from the building to the outdoor area shall be closed at all times other than as necessary for the duration of access/egress and at all times when entertainment involving electrically amplified music and voices, or percussion instruments, is taking place.

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

5. The following noise management measures shall be implemented at all times:
a) During entertainment involving electrically amplified music and voices, or percussion instruments, other than that which is inaudible at the site boundary or inside any noise-sensitive premises, all windows and doors to rooms where this is taking place shall be kept closed. Alternative acoustically attenuated ventilation, or purge ventilation during intermissions, shall be provided where necessary to ensure that the premises are provided with enough fresh or purified air;
b) No outdoor entertainment, including any speakers located on the outside of the building or directed outwards from openings, shall be provided at any time;
c) Background music shall not be audible at any noise-sensitive premises;
d) The operator shall monitor the noise from time-to-time outside noise-sensitive premises when entertainment involving electrically amplified music and voices, or percussion instruments is taking place. If, as a result of such monitoring or on receipt of complaint, it is considered that noise emissions could result in disproportionate and unreasonable impact on the living and working (including those carrying on business)

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conditions of persons in the area, immediate action shall be taken to reduce the impact to acceptable levels. A record of these checks, and any action taken as a result, shall be maintained in a logbook kept specifically for that purpose and made available for inspection by an authorised officer of the Council on request;
e) The gated entrance from Nottingham Road to the outdoor drinking area shall be used only as an emergency exit with an emergency push pad; otherwise, the doors shall remain closed during opening hours to restrict access and minimise noise breakout; and
f) Suitable signage shall be positioned at exits requesting customers to make as little noise as possible when leaving the premises.

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

6. Details of the proposed commercial kitchen extraction/ventilation system shall be submitted to, and approved in writing by, the Local Planning Authority before installation and before use of the commercial kitchen begins.

   The system shall be appropriate to the nature and quantity of cooking done and sufficient to control the emission of smell and noise from the premises such that the living and working (including those carrying on business) conditions of nearby premises is not materially affected. This equipment shall be used whenever cooking is taking place and shall be switched off no later than fifteen minutes after the premises are required to close. The equipment shall be installed, operated and maintained in accordance with the manufacturer's instructions for so long as the use continues. Records documenting the level of maintenance and servicing shall be kept, and available for inspection, for at least the preceding 2 years.

   Following installation, if an assessment of odour or noise emissions from the kitchen extraction system by the Local Planning Authority determines that further mitigation is required, appropriate measures shall be taken in accordance with a scheme to be approved in writing by the Local Planning Authority within an agreed period.

   **Reason**: To avoid unacceptable air pollution in the interests of the amenities of adjoining properties in accordance with policy EN16 of the Adopted Amber Valley Borough Local Plan 2006.

7. A grease trap/filtration system (or a suitable alternative) shall be installed in the drainage system to remove fats, oils, grease and solid matter from the wastewater before it leaves the premises. The equipment shall be installed, operated and maintained in accordance with the manufacturer's instructions and retained for so long as the use continues.

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**Reason**: To avoid unacceptable air pollution in the interests of the amenities of adjoining properties in accordance with policy EN16 of the Adopted Amber Valley Borough Local Plan 2006.

**Notes**
**Attention is drawn to the attached notes:**

1 In general, the adequacy of a kitchen cooking extraction/ventilation system for dealing with cooking odours will depend on the nature and quantity of cooking done. The proposed system should be risk assessed and designed in accordance with EMAQ's best practice document: 'Control of odour and noise from commercial kitchen exhaust systems' (06.05.2022). Appendix 2 provides guidance on the information required to support planning applications for commercial kitchens; Appendix 3 provides guidance on risk assessing odour; and Appendix 4 provides guidance on factors to take into account in noise assessment. In general, if food is to be cooked, fried or boiled, the kitchen cooking extraction/ventilation system should include the following elements:
* Supply air intake - passive or motorised intake fan; location; fan noise emissions;
* Ductwork - properly sized extract and supply ductwork to minimise air noise and resistance to airflow, with balanced spigot connections to distribute air along the length of the canopy;
* Coarse/Grease separation (primary filtration);
* Fine separation (secondary filtration) (e.g. panel filter, bag filter, electrostatic filter);
* Odour control component (e.g. activated carbon, UV-c/ozone) sited under negative pressure (pre fan);
* Flexible connections to isolate fan noise and transmission through the duct;
* Extract fan (low noise centrifugal) positioned so as to keep all internal ductwork under negative pressure (pre fan). Ease of access to the fan and odour control filters for future cleaning and maintenance should also be considered. The preceding ducting may include a silencer positioned appropriately to reduce fan noise at the extract point. Anti-vibration mounts should be fitted;
* A stack (chimney) discharging 1m above the roof ridge of any building within 15m of its discharge point, with an efflux velocity of 15m/s; the next best scenario would be a terminal point 1m above the eaves, with an efflux velocity of 10-15m/s, but more odour control would be needed. The airflow from the end of the stack must be unimpeded; i.e. the final opening of the chimney must discharge vertically upwards and must not be fitted with any restriction such as a plate, cap or cowl; an accelerator cowl may be fitted to promote upward velocity, improving dispersion.

The operator is strongly advised to submit details of the proposed kitchen extraction system for the approval of the Local Planning Authority prior to installation to ensure

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that adequate odour suppression and dispersion measures are included, and that the system satisfies both residential/occupational and visual amenity requirements.

**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:

LS1 - Sustainability criteria
LS3 - Design
ER11 - Quality and design of development
TC1 - Development in Town Centres
TC8 - Food and Drink
TP1 - Impact on the Transport Network
TP6 - Parking
EN18 - Derelict, Unstable And Contaminated Land
EN16 - Pollution
EN13 - Nature Conservation

**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 39 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.

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**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.**