S Gladwin
Chief Executive
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 policies of the Amber Valley Borough Local Plan 2022-2040, and with reference to your application (**Office Code: AVA/2026/0077**) which was valid on the 13 February 2026 for permission for **Conversion of former seed building to manager residential accommodation including the partial demolition of store building to the rear. (May affect the character of the conservation area) at Wingfield Mill Church Lane South Wingfield**

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 the amended drawing 0401 Rev B received on 16.03.2026 and 0402 Rev D received 07.05.2026 and amended site plan 0400 Rev G received 15.07.2026.

   Reason: To ensure that the development takes the form envisaged by the Local Planning Authority when determining the application in accordance with policy EN15 of the Amber Valley Borough Local Plan 2026.

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3. Prior to building works commencing, a bat and bird box plan shall be submitted to and approved in writing by the Local Planning Authority to achieve a net biodiversity gain, in accordance with the NPPF (2024).

   Reason: To improve the biodiversity of the local area in accordance with saved policy EN8 of the Adopted Amber Valley Borough Local Plan 2026.

4. The hereby approved managers accommodation shall only be occupied by a person or persons living with an employee of Taylors Corn Store who is required to be on site for the requirements of the business or a widow or widower of such a person.

   Reason: This accommodation is only acceptable having regard to the Local Planning Authority's policies for employment. By its location, design and level of amenity provision it would not normally be acceptable for permanent residential use in accordance with policy EN15 of the Amber Valley Borough Local Plan 2026.

5. All roof lights to be installed shall be located within the rafters and not project above the roof line.

   Reason: To ensure the works are carried out in a way which respects the special appearance and character of the Listed Building/Conservation Area in accordance with policy EN5 of the Amber Valley Borough Local Plan 2026.

6. Prior to installation full details of the solar panels shall be submitted to and agreed in writing with the Local Planning Authority details and the development shall be carried out with those approved details.

   Reason: To ensure the satisfactory appearance of the completed development in accordance with policy EN5 of the Amber Valley Borough Local Plan 2026.

7. All demolition and construction activities shall comply with the following:
   No works, or deliveries to and from the site, shall occur other than between 08:00 and 18:00 hours on weekdays and between 08:00 and 13:00 hours on Saturdays. No works shall take place on Sundays or bank holidays.

   Reason: To protect the amenity of the residents of adjacent properties in accordance with policy EN10 of the Adopted Amber Valley Borough Local Plan 2026.

8. Prior to occupation 2.4m x 43m visibility splays shall be provided on both sides of the site access driveway in accordance with the details shown on drawing 0400 Rev G.

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Such splays shall be maintained free of obstruction above a height of 0.6m above the adjacent footpath level for the life of the development.

Reason: In the interest of highway safety.

9. The development hereby permitted shall not be occupied until provision has been made within the application site for secure, covered cycle parking, secure cycle equipment storage, and electric vehicle charging facilities in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The approved facilities shall not thereafter be used for any other purpose and shall be maintained for the life of the development.

Reason: In the interest of highway safety and furthering travel by sustainable modes

10. The development hereby permitted shall not commence until a scheme showing details of a bin collection point has been submitted and approved in writing by the Local Planning Authority. The collection point shall be implemented prior to the development hereby permitted being brought into use and shall be retained thereafter free from impediment to its designated use.

Reason: To ensure safe and suitable conditions are maintained on the public highway, in the interests of highway safety, and to ensure appropriate waste/refuse facilities are provided for the occupiers of the development.

Notes
Attention is drawn to the attached notes:

1 No building works or tree, scrub or hedgerow clearance shall take place between 1st March and 31st August inclusive, unless preceded by a nesting bird survey undertaken by a competent ecologist no more than 48 hours prior to clearance. If nesting birds are present, an appropriate exclusion zone will be implemented and monitored until the chicks have fledged. No works shall be undertaken within exclusion zones whilst nesting birds are present.

2 in regard to condition 3Integrated boxes should be favoured to provide long-lasting, discreet and secure nesting and roosting opportunities. Boxes shall be attached at eaves level, with bird boxes avoiding south-facing elevations.

3 Arrangements for dealing with any asbestos-containing materials (ACMs) known, or subsequently found, on site are regulated by the Health and Safety Executive (HSE). All licensable and non-licensable work must comply with the general requirements of the Control of Asbestos Regulations, Approved Code of Practice and guidance to

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ensure the protection of workers and the general public from asbestos exposure resulting from work activities. All non-licensed and notifiable non-licensed work with asbestos still needs a risk assessment and must be carried out with the appropriate controls in place; those carrying out the work must have had the correct level of information, instruction and training to protect themselves and others in the area from the risks to health that exposure to asbestos causes.

The developer should seek professional advice if they suspect ACMs are present on any building to be demolished or altered. The developer/landowner/manager may be liable if they fail to identify and manage any ACM appropriately. More information regarding ACMs can be found on the Health and Safety Executive's (HSE's) web page: www.hse.gov.uk/asbestos.

Complaints about nuisance and/or health concerns received by the Borough Council's Pollution Control Team will be investigated or passed to the relevant enforcement agency. Sites may therefore be inspected to ensure that these materials are being safely handled, stored and disposed of and contractors may be required to provide appropriate documentation. It is the developer's responsibility to identify the location, type and condition of all asbestos-containing materials on the site, to assess the risks and to manage and control those risks. The landowner should ensure that the works, including the movement/importation of soils, do not create additional liabilities in relation to contaminated land under Part IIA of the Environmental Protection Act 1990.

4 All activities shall comply with the guidance in British Standard BS 5228-1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites - Part 1: Noise' (Section 8 and Annex B) and Part 2: Vibration' (Section 8).

No visible dust/particulate matter shall be emitted beyond the site boundary. At such times as the prevention of nuisance is not possible, dust/particulate generating activities shall temporarily cease until such time as dust suppression measures become effective.

No unwanted materials shall be disposed of on site by burning.

Any temporary site lighting shall be positioned on site to minimise light trespass and glare.

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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 policies of the Amber Valley Borough Local Plan 2022-2040:

SS1 - Presumption in favour of Sustainable
SS3 - Settlement Hierarchy
H1 - Within Adjacent to Urban Areas and Key v
EN15 - Quality and Design of Development
IN1 - Transport
EN8 - Biodiversity
EN4 - Heritage Assets
EN6 - Archaeology
EN10 - Pollution
EN11 - Derelict, Unstable & Contaminated Land
EN1 - Climate Change

In detail:

The development complies with the provisions of the development plan for the locality and raises no unresolved issues in relation to privacy, amenity, sunlight/daylight, 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.