

PLANNING COMMITTEE

**WEDNESDAY
21ST JULY 2010
AT 1000 HOURS
IN THE COUNCIL
CHAMBER**

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Sherwood Lodge
Bolsover
Derbyshire
S44 6NF

Date: 13th July 2010

Dear Sir or Madam,

You are hereby summoned to attend a meeting of the Planning Committee of the Bolsover District Council to be held in the Council Chamber, Sherwood Lodge, Bolsover, on Wednesday 21st July 2010 at 1000 hours.

Members are reminded that under Section 51 of the Local Government Act 2000 the Bolsover Code of Conduct was adopted by the Council on 16th May 2007. It is a Councillor's duty to familiarise him or herself with the rules of personal conduct by which Councillors must conduct themselves in public life. In addition, Members should review their personal circumstances on a regular basis with these rules in mind and bearing in mind the matters listed on the Agenda for discussion at this meeting.

Copies of the Bolsover Code of Conduct for Members will be available for inspection by any Member at the meeting.

Register of Members' Interest - Members are reminded that a Member must within 28 days of becoming aware of any changes to their interests under paragraph 14 or 15 of the Code of Conduct provide written notification to the Authority's Monitoring Officer.

Members are reminded of the provisions of Section 106 of the Local Government Finance Act 1992 and the responsibility of Members to make a declaration at this meeting if affected by the Section and not to vote on any matter before this meeting which would have an affect on the Council's budget.

You will find the contents of the agenda itemised on pages 79 & 80.

Yours faithfully,



Chief Executive Officer

To: Chairman & Members of the Planning Committee

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Minutes of a meeting of the Planning Committee of the Bolsover District Council held in the Council Chamber, Sherwood Lodge, Bolsover, on Wednesday 23rd June 2010 at 1000 hours.

PRESENT:-

Members:-

Councillor D. Kelly - Chair

Councillors J.A. Clifton, T. Connerton, R. Holmes, D. McGregor, J. Morley, B.R. Murray-Carr, T. Rodda, A.M. Syrett, R. Turner, S. Wallis, A. Waring and G.O. Webster

Officers:-

J. Arnold (Head of Planning and Environmental Health), J. Fieldsend (Senior Principal Solicitor), K. Shillito (Principal Solicitor), T. Ball (Principal Planner Development Control), J. Wilmot (Planning Enforcement Officer) and R. Leadbeater (Democratic Services Officer)

69. APOLOGIES

Apologies for absence were received from Councillors P. Bowmer, R. Brooks and J.J.P. Phelan.

70. URGENT ITEMS OF BUSINESS

There were no urgent items of business.

71. DECLARATIONS OF INTEREST

There were no declarations of interest.

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72. MINUTES – 26TH MAY 2010

Moved by Councillor J.A. Clifton, seconded by Councillor B. R. Murray-Carr
RESOLVED that the minutes of a meeting of the Planning Committee held on 26th May 2010, be approved as a true record.

73. SITE VISIT MINUTES – 24TH MAY 2010

Moved by Councillor J.A. Clifton, seconded by Councillor A. M. Syrett
RESOLVED that the minutes of a Planning Site Visit held on 24th May 2010 be approved as a true record.

74. APPLICATIONS TO BE DETERMINED UNDER THE TOWN AND COUNTRY PLANNING ACTS

- (i) 10/00054/DCCON14 – Outline planning application for a 32 bedroom specialist residential care and community centre (CD5/1209/182) at Land Off King Street to the East of Rood Lane, King Street, Clowne.

The Principal Planner, Development Control presented the report to advise Members of an application by Derbyshire County Council for outline planning permission for a residential care and community centre.

The site proposed for development, whilst within the settlement framework as defined by the Bolsover District Local Plan, had been allocated as a public open space and recreational area. Derbyshire County Council had undertaken all public consultation and publicity for the proposal. Prior to submission of the application the applicant had held a public consultation event, where local residents had expressed a preference for a peaceful use of the land. There were concerns from Bolsover District Council's Leisure Services that use of the land for development would worsen the shortfall of public open space provision in the area.

Members' attention was drawn to the first supplementary report which provided further detail and an amendment to the original recommendation.

Further discussions with Derbyshire County Council had resulted in an agreement by them to provide monies through a Section 106 Planning Agreement. This would have to provide for the purchase of appropriate alternative land, management costs and facilities.

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The re-positioning of the centre on the proposed development site had also been considered by Derbyshire County Council to enable better use of the surrounding space which would be developed for public and private use. The proposed amended scheme had addressed some of the initial objections to the development. However further discussion would need to take place with Derbyshire County Council, to prepare a satisfactory legal agreement to secure suitable alternative recreational provision.

The Head of Regeneration spoke in support of the application. Members were advised that the proposal was part of an extensive Public Finance Initiative Scheme to ensure adult care provision was maintained in Clowne. The proposal would also maintain and provide employment in the area.

Questions were raised in respect of the proposed alternative recreational provision to which the Head of Planning and Environmental Health responded.

Members expressed thanks to the officers involved in the negotiations and were pleased to support the application.

Moved by Councillor D. McGregor, seconded by Councillor A.M. Syrett

RESOLVED that (1) Derbyshire County Council be informed that Bolsover District Council has no objections to the proposed development of a 32 bedroom specialist residential care and community centre (outline planning application CD5/1209/182) on land off King Street to the East of Rood Lane, Clowne provided an appropriate legal agreement is made which secures the provision of replacement recreational facilities for those lost to the development.

The site is within the settlement framework as defined by the Bolsover District Local Plan where it is shown as part of a new open space and recreation area protected from development by policy CLT7 (New Outdoor Playing Space and Amenity Open Space). Whilst the proposed development is generally acceptable in residential areas it is contrary to this policy as it involves development on an allocated proposed public open space.

If specific proposals are put forward to compensate or mitigate for this loss of proposed open space (e.g. through a legal agreement which provides for replacement facilities) this would provide material considerations to justify an exception to the policy.

(2) The Head of Planning and Environmental Health in consultation with the Chairman and Vice-Chairman of the Planning Committee negotiate a legal agreement which secures the provision of acceptable replacement recreation facilities for the Rood Lane allocated open space and recreation area.

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(Head of Planning and Environmental Health)

The meeting took a short interval to enable Members to read additional information tabled in respect of Minute No. 76 and reconvened at 1030 hours.

75. THE LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

Moved by Councillor A. M. Syrett, seconded by Councillor E. Watts

RESOLVED that under Section 100(A)(4) of the Local Government Act 1972 (as amended), the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in the stated Paragraph of Part 1 of Schedule 12A of the Act and it is not in the public interest for that to be revealed.

76. REPORT TO SEEK AUTHORITY TO CARRY OUT WORKS IN DEFAULT TO SECURE COMPLIANCE WITH SECTION 215 NOTICE AT SPRING STREET GARAGES, WHITWELL EXEMPT – PARAGRAPH 3

The Planning Enforcement Officer presented the report to seek authority to carry out works in default of a Section 215 Notice at Spring Street Garages, Whitwell.

Members were advised that lengthy investigations had been undertaken and a Section 215 Notice had been served on the owner in June 2004. The Council had also successfully prosecuted the owner of the site twice for failure to comply with these Notice, however this had neither resulted in compliance or an improvement of the site's condition, which had continued to deteriorate.

A letter had been received dated 22nd June 2010 indicating imminent sale of the site for development. At the date of the meeting a planning application had not been submitted. The letter had been circulated to Members for information.

Authority was sought for the Council to enter the land and carry out works in default to secure compliance with a Section 215 Notice. On completion, the Authority would be entitled to reimbursement of costs from the current owner or through any future sale proceeds.

The report concluded that this had been a very long running investigation. Despite the best efforts of the Council's Planning Department to bring about an

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improvement of the site, the owner's failure to comply had left no alternative than to seek to take this action.

The Head of Planning and Environmental Health advised that the owners would have a period of 12 weeks to comply with the Notice, after which time demolition of the site would commence if no improvements had been made.

Further information was contained within the third supplementary report in respect of recent meetings with the owner and potential purchaser, potential hazards on the site and a further recommendation to seek Executive approval for expenditure.

Members asked questions to which the Planning Officers responded.

Members requested that their thanks be recorded to the Planning and Legal Officers involved in the case and were pleased to support the action.

Moved by Councillor D. McGregor, seconded by Councillor A. M. Syrett

RESOLVED that (1) the Committee approves the carrying out of works in default and subsequent steps needed to secure reimbursement of costs of work under Section 219 of the Town and Country Planning Act 1990, to secure compliance with a Notice previously served by the Council under Section 215 of the Act at The Garages, Spring Street, Whitwell, S80 4RT.

(2) a report is sent to Executive to obtain approval for expenditure of up to £50,000 to complete the works and secure the site, subject to the provisions for securing reimbursement of the costs as set out in the report.

(Head of Planning and Environmental Health)

The meeting concluded at 1055 hours.

Committee:	Planning	Agenda Item No.:	6.
Date:	21 st July 2010	Category	Open
Subject:	Applications to be determined under the Town and Country Planning Acts	Status	
Report by:	Head of Planning and Environmental Health The Case Officer as identified in the report for each individual case.		
Other Officers involved:	Development Control Manager Planning Policy Manager And, as appropriate:- The Conservation Manager Head of Environmental Health and Street Services Head of Leisure Head of Regeneration The Solicitor to the Council		
Nominated Member(s)	Councillor D. Kelly, Portfolio Holder for Environment		

CORPORATE AIMS

The main themes of the Bolsover District Local Plan, which are *sustainability, regeneration, making the district a better place to live, work and visit and looking after our heritage* closely follow the Council's Corporate aims of:-

Environment – promoting and enhancing a clean and sustainable environment;

Regeneration – developing healthy, prosperous and sustainable communities;

Social Inclusion – promoting fairness, equality and lifelong learning;

Community Safety – ensuring that communities are safe and secure.

Many policies of the Bolsover District Local Plan directly relate to the above aims.

The procedures of the department and committee are aimed at providing excellent customer focused services, and in accordance with strategic organisational development all suggested improvements to the service or procedures are seriously considered.

PURPOSE OF THE REPORT

The report makes recommendations for the determination of individual applications made under the Town and Country Planning Act 1990, (as amended by subsequent Acts) or the Planning (Listed Buildings and Conservation Areas) Act 1990, or the Planning (Hazardous Substances) Act 1990, or the Environment Act 1995, and also recommends responses on such applications referred to the Council for comments by other Local Planning Authorities, where appropriate. Where retrospective applications are under consideration the report also considers, where appropriate, enforcement or other regulatory action.

Exceptionally, where the issues in respect of the application are finely balanced, the assessment may make reference to an alternative recommendation, which may be considered if different weight is given to material considerations. In such exceptional cases the assessment section of the report will commence with the words "Not straightforward", in accordance with Policy 2.1.3 of the Council's Supplementary Planning Policies.

SUPPLEMENTARY REPORT

Representations received after the committee agenda has been prepared will be presented to the committee in two supplementary written reports by the Head of Planning in accordance with Policy 2.3.2 of the Council's Supplementary Planning Policies. The first report, if necessary, will be issued 5 days before the meeting, and will also include any consultation replies or any information supplied by the applicant after the committee agenda was prepared. The second report, if necessary, will be issued on the morning of the meeting and will include any further correspondence received up to 4.00pm the previous day. These supplementary reports may include an altered or amended recommendation by the Head of Planning, in respect of the determination of the application, taking into account the additional information received.

Where the information tabled in the supplementary report raises wholly new or complex issues not covered in the agenda report, or amends the planning application in a significant way, the committee should defer consideration of the application to enable consultation to take place.

Oral reports will be given to the committee in respect of very late representations, where appropriate to explain the written information, and in response to questions.

IMPLICATIONS

Legal - Planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise. For applications to be determined by this authority the development plan consists of the East Midlands Regional Plan (The Regional Spatial Strategy) March 2009, and Bolsover District Local Plan, February 2000 (saved policies only). The Derby and Derbyshire Minerals Local Plan 2000 and First Alteration 2002, and the Derby and Derbyshire Waste Local Plan 2005.

All refusals and conditional approvals may be subject to appeal to the Secretary of State by the applicant. Appeal may be by written representations, informal hearing or public inquiry.

All decisions may be subject to legal challenge through the courts by way of Judicial Review.

Where the Council does not comply with its own procedures, or recognised good practice or if there has been maladministration in any way, it may also be challenged through the Local Government Ombudsman, although the Ombudsman cannot alter a planning decision.

Most applications should be determined within 8 weeks unless a written agreement to extend the period has been reached with the applicant. After the 8 week period, the applicant may appeal to the Secretary of State because of the non-determination of the application. For major applications the period for determination is 13 weeks.

To limit the possibilities for legal challenge and appeal, where complex or obscure legal issues are raised, it is the Council's practice to seek legal advice, which may extend to advice from Counsel. When legal advice is presented to the Committee, the Committee may resolve to exclude the public from the meeting under Paragraph 5 of Schedule 12A of the Local Government Act 1972 which provides that "Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings" is exempt.

The reports have regard to the statutory duty to consider crime and disorder reduction imposed by the Crime and Disorder Act 1998 and to the statutory duty to promote the economic, social and environmental well being of its area under the Local Government Act 2000.

Financial - Where a planning decision is challenged at appeal, and that challenge is successful, the District Council may be required to pay the costs the applicant has incurred in making the appeal, if it is not able to adequately justify its original decision in planning terms.

Where a planning decision is challenged in law by Judicial Review, if the Council loses, the decision may be quashed, and the Council will probably be required to pay the costs incurred by the appellant.

If the Council is found to have not administered the determination process properly, maladministration may be found and, if injustice has occurred, the Ombudsman may request the Council to compensate the complainant.

The Council does not specifically budget for payments of costs or compensation. Costs awarded at appeal and Judicial Review can be substantial.

Where the Council is involved in public inquiries or legal actions, legal representation may be sought from counsel and legal costs can be considerable and unpredictable dependent upon the length and complexity of the case.

Decisions on some applications may result in the opportunity for a claim for compensation to be made against the Council. However this prospect is not material to the planning decision and should not be taken into account in the decision making process.

Environmental - Environmental issues involved with each application are dealt with in the individual report.

Human Resources - The Council budgets to provide adequate personnel for the processing of an average number of planning applications annually. The Council budgets for a personnel provision for an average number of appeals annually. Appeals, particularly by public inquiry, require a significant personnel input, which can easily exceed one man week. Judicial Review cases can involve a high personnel input from Planning and Legal Services.

RECOMMENDATIONS

The recommendation is given separately for each application. The recommendation may be varied by the written Supplementary Reports, or verbally following late submissions/representations/ consultations received after the supplementary report has been written and before the committee has commenced.

The decision options available to the Committee are:-

- **Accept** the recommendation of the Head of Planning
- **Vary** the recommendation of the Head of Planning
 - * The Planning Officer will advise whether such variations are:-
 - (i) lawful
 - (ii) likely to be defensible at appeal
 - (iii) whether varied or added conditions meet the requirements of Circular 11/95, that is:-
 - a) necessary
 - b) relevant to planning
 - c) relevant to the development being permitted
 - d) enforceable
 - e) precise
 - f) reasonable in all respects
 - (iv) whether a varied summary of reasons for approval, or summary of development plan documents, is adequate.
- **Reject** the recommendation of the Planning Officer and formulate a different decision.
 - * **Except:-**
 - (i) Where the Planning Officer advises that the application may not be approved without first referring the application to the Secretary of State, the Committee may not lawfully approve and must refer the application as indicated.

- (ii) The Committee is not delegated by the Council to determine applications contrary to the Policy of the Council. Any application which has been advertised as a departure to the development plan may not be approved by the Committee, but must be referred for determination by the full Council.
- * The Head of Planning will advise whether the proposed decision is:-
 - (i) lawful
 - (ii) likely to be defensible at appeal
 - (iii) whether conditions meet the requirements of Circular 11/95, that is:-
 - a) necessary
 - b) relevant to planning
 - c) relevant to the development being permitted
 - d) enforceable
 - e) precise
 - f) reasonable in all respects
 - (iv) whether the summary of reasons for approval, and the summary of development plan policies, is adequate.
- * Where a decision is taken contrary to the recommendation of the Head of Planning the committee must record the material consideration which has led to this decision.
- **Defer** the determination of the application for:-
 - (i) A site visit
 - * The Committee must record the reason why a site visit is necessary.
 - (ii) More information
 - * The Committee should specify what is required.
 - (iii) Further negotiation (including the negotiation of a Section 106 Planning Obligation).
 - * The Committee should specify the purpose of the negotiation.
 - (iv) Re-consultation or consultation.
 - * The Committee should record the reason for re-consultation/consultation.
 - (v) Any other justified and recorded reason.

- **Defer and Delegate** the determination of the application to the Head of Planning following a specified event, for example the signing of a Section 106 Planning Obligation in the terms specified by the Committee.

SOURCE DOCUMENTS: (Local Government Act 1972, Section 100D)

The list of background papers, considered in respect of each application report is:-

1. The application and submitted supporting documents received on the date indicated in the report.
2. Any amendments to the application described in the "amendments" section of the report, or in the supplementary report, with the date of receipt.
3. Replies from consultees as described in the "consultations" section of the report, or in the supplementary report, with the date received. The abbreviations used for consultees are given below.
4. Representations received from the public, as described in the "publicity" section of the report, and listed on a list retained on the case file.
5. Landslide Hazard Survey, Eastwood and Partners 1998.

In addition, the background papers include published documents, including Bolsover District Local Plan, and documents listed in Policy 2.6 of the Council's Supplementary Planning Policies are also potential material considerations.

Copies of background papers are available for inspection at the meeting and at Sherwood Lodge, and may be purchased subject to payment of the Council's standard purchase price where applicable.

FILE REFERENCES: As indicated on each application report.

PARISH Glapwell

APPLICATION Outline application for erection of five dwellings
LOCATION Land To The East Of 85 Mansfield Road, Glapwell
APPLICANT Pinfold Securities Ltd
APPLICATION NO. 10/00080/OUT **FILE NO.**
CASE OFFICER Mr Peter Sawdon
DATE RECEIVED 3rd March 2010

Delegated application referred to committee by: Head of Planning and Environmental Health
Reason: Policy and visual impact implications

SITE The site mainly comprises an open paddock located to the east of ribbon development on the north side of Mansfield Road at Glapwell, as well as incorporating a small section of the front garden of the existing dwelling at 85 Mansfield Road. The paddock area is outside of the identified settlement framework and is designated as an important open area (Policy GEN10).

PROPOSAL This is an outline planning application for residential development with all matters reserved for later consideration.

Indicative layout drawings have been submitted showing 5 dwellings to reflect the original application description; however, due to concerns over the layout, which are discussed in more detail in the assessment below, the number of dwellings has been removed. That layout proposed dwellings with a maximum footprint of 14.5 x 11m with maximum ridge heights of less than 7.75m; detached garages to some plots of either 6m x 6m or 6m x 4m, with ridge heights not greater than 5.75m.

The application is supplemented by information that seeks to demonstrate that the development of this site is necessary to deliver the development of the adjoining land to the west, comprising Staley's Garage and 85 Mansfield Road, as the scheme is otherwise unviable due to a combination of general market values and the cost of decontaminating that site. Reference is made to the continuing decline of the business at that site that formed part of the justification for the original grant of permission on that land.

As well as proposing to supplement the viability and therefore the deliverability of the previously approved scheme, the application also proposes the development of low energy homes and information has been submitted to discuss the design rationale for these dwellings on this site and the layouts shown on the indicative drawings submitted. Reference is made to the need nationally to seek to deliver more efficient homes. It is stated that the initial design concepts have been worked up with a consultant architect and low energy designer to achieve high quality and highly efficient dwellings with passive energy systems. The systems that are considered deliverable on this scheme

include Air Source Heat Pumps (ASHP), a biomass enclosed stove (that would provide top up heating to the ASHP), and photovoltaic cells. Discounted systems include Ground Source Heat Pumps due to the amount of additional land needed to deliver such a system, solar panels as these are not as efficient as other systems available for a new build project (acknowledges the advantage of this technology for retrofitting to existing property) and wind turbines due to the height, size and number of turbines that would be necessary for such a development. The dwellings would be sited to maximise natural solar gain, would be highly insulated and well ventilated, would incorporate water harvesting technologies, would have external clothes drying areas and would be low rise to minimise shadow casts to achieve suitable conditions for the operation of the ASHP. It is indicated that the dwellings will achieve Code for Sustainable Homes Level 4.

The inclusion of low rise is also stated as consistent with issues relating to the treatment of the settlement edge and issues raised by the National Trust in the earlier submissions regarding the impacts of any development on the setting of Hardwick Hall. A 3m landscaped belt has also been proposed on the sites eastern boundary.

Reference is also made in the submitted application to the Council's current lack of a five year housing supply, with an indication that the applicant is prepared to enter into a commitment to commence works on the development by the end of the calendar year, in anticipation that the whole development would be complete two years thereafter.

Access to the combined development site, including the previously approved dwellings, would be taken from the west of the current proposed site, slightly amended from the access envisaged at the time of the earlier application to reflect changes in highway circumstances and consideration since the previous application and in order to maximise the available width to develop this site in the interests of improving settlement edge treatment.

AMENDMENTS Response to National Trust Comments received 25/05
Response to planning issues raised including amended indicative layout, highway visibility splay details and appraisal to show that the proposed development would achieve Code for Sustainable Homes Level 4 2/6
Revised site location plan to extend site to include additional land to the west (on which planning permission for residential development already exists) for an altered access road 10/6
Removal of number of dwellings from the description (originally proposed 5 dwellings) 22/6

HISTORY Various applications relating to the parts of the site currently in use for the dwelling, garage and petrol filling station.
07/00215/OUTMAJ – Outline application for residential development withdrawn 9/11/07
08/00021/OUTMAJ – Outline planning permission granted on 28th July 2008 for residential development on land adjoining this site to the west, comprising Staley's garage, the dwelling and curtilage of 85 Mansfield Road and the western part of the paddock to which this current application relates. The majority of the current application site was initially included in the site boundary but was withdrawn from the scheme that was finally granted planning permission.

CONSULTATIONS Environmental Health – Recommend condition relating to submission and approval of details to identify and treat if necessary, any contamination of the site 9/4

Environment Agency – No objection 15/3

Yorkshire Water – No comments 17/3

Head of Leisure – Recreation contributions sought if development exceeds 20 dwellings, along with public art contributions should development costs exceed £1million 22/4

Crime Prevention Design Advisor – No mention of crime prevention in submitted documents. Particular care needed to secure rear gardens where these abut open land. If outline approval given further advice can be provided 18/3

Derbyshire Wildlife Trust – Highly unlikely to have any significant impact upon any substantive nature conservation interest. Development should maximise opportunities for biodiversity enhancement. Southern boundary hedgerow should be retained and incorporated within the development, but should not form part of site curtilage, should be protected during the course of development and rejuvenated and managed to provide biodiversity gain. SUDS should be incorporated. 31/3

The National Trust – Raises concerns about the impacts of the proposed development on the setting of the Hardwick Estate 21/4 In response to additional information submitted, the Trust remain concerned about the impacts of the eastern extension of the overall proposed development such that its objections remain 2/7

DCC (Education) – No contributions to education provision sought 12/4

Glapwell Parish Council – Majority of members in favour. Concerns were expressed about impact on green field and implications for this decision on a proposed larger development adjacent to the site 6/4

DCC (Highways) – No objections in principle subject to conditions and notes 7/4 No objections to revised access position 6/7

DCC (Archaeologist) – Condition recommended 12/4

Senior Valuer – The figures used in the valuation are probably not too far out and the inclusion of the extra land would make the proposals more viable. If an element were to be included for petrol sales this would make the viability of “assessment two” even less viable 5/5

English Heritage – Do not consider it relevant to comment on the application 17/5 Re-iterated its initial comments on re-consultation in the light of National Trust’s opinion that the proposal affects the setting of Hardwick 22/6

Strategic Housing – Below trigger for contributions, but as this forms part of a larger scheme, contributions may be required should the total number of houses be 25 or more dwellings 2/7

PUBLICITY By press advert, site notice and 13 neighbour letters. 2 letters of representation have been received both of which raise no objections to the proposal for the following reasons: the existing use giving rise to noise and disruption 24 hours a day; may reduce number of people misusing adjoining private access road; would rather see residential development than continued commercial use of this site; may allow relocation of speed restriction sign that may help cut speed of vehicles approaching corner where there has been several accidents in the past; local understanding that the business is struggling to survive; as the owner intends to retire soon, unless the development goes ahead, the site will become a derelict eyesore, subject to anti social behaviour; if this is what it takes to make re-development of the larger site viable the

proposal is supported; the eco aspects of the scheme are commendable.

POLICY

Planning Policy Statements (PPS): PPS1: Delivering Sustainable Development, including its associated Planning and Climate Change Supplement and PPS3: Housing

The East Midlands Regional Plan provides a broad sustainable development strategy for the East Midlands up to 2026. Of particular relevance are Policies 2 (Promoting Better design), 3 (Distribution of New Development), 7 (Regeneration of the Northern Sub Area, which gives priority to the regeneration of this area) and Northern SRS 1 (Sub-regional Development Priorities).

Bolsover District Local Plan (BDLP)

GEN1 (Minimum Requirements for Development) , GEN2 (Impact of Development on the Environment), GEN4 (Development on Contaminated Land), GEN5 (Land Drainage), GEN6 (Sewerage and Sewage Disposal), GEN8 (Settlement Frameworks), GEN10 (Important Open Areas), GEN11 (Development Adjoining the Settlement Framework Boundary), GEN17 (Public Art), HOU5 (Outdoor Recreation and Play Space Provision For New Housing Developments), HOU6 (Affordable Housing), HOU9 (Essential New Dwellings In The Countryside), TRA1 (Location of New Development), TRA15 (Design Of Roads and Paths To Serve New Development), CON10 (Development Affecting the Setting of Listed Buildings), CON13 (Archaeological Sites and Ancient Monuments), ENV3 (Development in the Countryside) and ENV5 (Nature Conservation Interests throughout the District).

Other (specify) Supplementary Planning Guidance: Housing Layout and Design which encourages a high quality of housing design whilst providing an acceptable living environment for new and existing residents. Guidelines are provided to assess such an environment.

ASSESSMENT

The main issues associated with this proposal are the principle of the redevelopment of this site for residential purposes, particularly considering its designation as part of an important open area, the effects of the development on the character and appearance of the area, impact on biodiversity interests and impact on highway safety.

Whilst parts of the site are within settlement, these are included on land that already benefits from planning permission and the principle of this element of this proposal is established through that consent, the majority of the site is on an undeveloped greenfield paddock. The original consent did include a small incursion into the important open break and open countryside, as this was considered necessary to deliver a safe vehicular access.

The parts of the site to the east of the site of 85 Mansfield Road fall outside of the settlement framework on land that forms part of a larger designation of an important open area that covers land generally between Glapwell and New Houghton and which wraps around the south eastern extent of Glapwell also. Policy GEN10 (Important Open Areas) states that planning permission will only be granted for development provided it does not detract from the objective of maintaining their open character. Any residential

development will inevitably detract from the open character of the area and would therefore be contrary to that policy.

Policy ENV3 states that outside settlement frameworks planning permission will only be granted for development which:

- 1) is necessary in such a location; or
- 2) is required for the exploitation of sources of renewable energy; or
- 3) would result in a significant improvement to the rural environment; or
- 4) would benefit the local community through the reclamation or re-use of land.

In the light of the above policies, consideration needs to be given to the information submitted with the planning application in respect of securing the viability and therefore deliverability of the adjacent housing development, including the Council's 5 year supply of deliverable housing sites, along with the proposals for the scheme to address climate change issues. Consideration as to whether these issues outweigh the objectives of the above policies that would normally seek to resist housing on such a site is therefore needed.

The original grant of planning permission on the adjacent site accepted the loss of the adjacent commercial garage site as not being viable and acknowledged the potential to result in additional housing supply with some environmental benefits to redeveloping the site (as with this scheme there was local support for the proposal).

The Council's Senior Valuation Officer has considered the submitted financial information and has confirmed that without the uplift from this additional development, the development of the remainder of the site would be unviable; indeed, he has indicated that the viability is probably worse than indicated due to the omission of one criterion from the calculations submitted.

Coupled with the viability of the development proposal is the indication in the submission of the continuing decline in the business on the adjoining garage site. It was accepted at the time of the previous proposal that the long term future of the business was not sustainable and this submission indicates its continued decline. It is accepted that with or without the development, this business is likely to have to cease operating soon. This leads to the potential for the site to become vacant and potentially falling into disrepair. Similar sites elsewhere often then become the target of vandalism and anti-social behaviour and often lead to harmful impacts on the character and appearance of the area and the amenities of residents. The ability to develop the site is therefore seen as a way of securing an appropriate use for the site to avoid the issues described and the submitted viability figures demonstrate that this proposal would support that objective.

As with the previous proposal, the sustainable credentials of the site are balanced based on the sustainability matrix included in the Council's housing supply guidelines as follows: -

The site scores a positive rating against the following criteria:

- The site is within a settlement framework
- The site is within 400 metres of a bus route

The site scores negatively against the following factors:

- The site is 5200m from a railway station (guidelines suggest 400m)
- The site is 1800m of a primary school (guidelines suggest 400m)
- The site is 4200m from a town/local centre (guidelines suggest 400m)
- The site is 4000m from a secondary school (guidelines suggest 2000m)
- The site is 4200m of an employment growth zone (guidelines suggest 1000m)

As discussed above, it is considered significant that the site would enable the re-development of a brownfield site within settlement. The combined site has good bus links to major settlements, although it must be acknowledged that the range of social facilities in Glapwell is limited due to the size of that settlement. It is considered that the settlement can cope with a development of this size.

Guidelines in the recently revised PPS3 still indicate that applications should be considered favourably where a Council cannot demonstrate a 5 year supply of deliverable housing sites. At the time of writing the council does not have a 5 year supply of housing and this development would also aid with achieving this objective. It needs to be borne in mind however that the recent statement from the Secretary of State (SoS) that the housing target figures of the Regional Plans will be withdrawn, and whilst the formal procedure to effect this measure has not been completed, this statement is a material consideration. There is as yet, however, no other justified target figure for the District to replace the Regional Plan target. Therefore whilst weight is given to the statement of the SoS, it is considered that currently significant weight still needs to be given to the regional plan targets.

Indicative layouts submitted with the application have shown 5 dwellings in line with the applications original description, although the application has been amended to remove any specific numbers; Members may be aware that the requirement in PPS3 for a minimum of 30 dwellings to the hectare has now been removed, although it is still necessary to consider the effectiveness of land use, which needs to include a consideration of appropriate density for a site.

There have been a number of issues considered in connection with the submitted indicative layout, including the extension into the important open break and the associated treatment of the settlement edge, along with the potential for impacts on the setting of Hardwick Hall (the National Trust has raised concerns in respect of the latter issue). The ability for the proposed renewable energy technologies to function is also influential to the layout.

The report has already discussed the fact that the development would extend into the open break (Policy GEN10) and if the submitted justification for this is accepted, it is important to ensure that the impacts on this open setting and the settlement edge (Policy GEN11) are minimised as far as possible and that any impacts to the setting of Hardwick Hall are acceptable.

The submitted indicative layout shows five single storey dwellings and incorporates a 3m landscape buffer zone for the settlement edge. Concern has been expressed that the layout is too intensive in view of the edge of settlement location. Whilst it provides

for the 3m 'buffer zone', some of the gardens remain relatively short (7m from the rear of the dwelling to the start of the buffer) and it is considered that this may lead to pressure from future residents to remove such buffer landscaping to provide an extension of usable garden areas; the overall garden size is however in line with normal requirements. The agent has suggested that a condition be imposed to retain the landscaping; this could be done in such a way that the land is excluded from the domestic curtilage of individual plots, along with the removal of other 'permitted development' rights, including removing such rights over the erection of fencing (that could otherwise occur on the boundary).

The intensity of the development is also exacerbated by the close proximity of buildings to each other, including the proposed garages, that would give the impression of dense development on the settlement boundary and it is considered that a lower density with a more open form should be delivered in this location to provide a softer settlement edge. This more intense layout would also deliver a poor streetscene within the development with garages dominating the street frontage.

Despite the shortcomings outlined above, some positive elements of the submission are acknowledged, particularly the attention to detail over the layout of the site in response to the climate change agenda that are summarised in the application description.

In view of the above comments, due to doubt over the ability to design a site layout for 5 dwellings that addresses the various constraints of this site, the applicant has agreed to the removal of a specified number of dwellings from the application description. This will enable this matter to be considered further at reserved matters stage should permission be granted.

If approved, it will be important to ensure that any scheme appropriately integrates with development on the adjoining approved development.

Despite being some way from Hardwick Hall and its associated grounds, the site falls within an area identified as being of landscape and visual sensitivity in 'The Setting of Hardwick Landscape Evaluation' (SHLE), a study commissioned by the National Trust (NT), which was published in January 2005. Notwithstanding the identification of the site in the area of sensitivity, the report excludes this site from the proposed Hardwick Setting Boundary. Whilst not a formally adopted policy document of the District Council, the study does provide an analysis of the setting of those buildings. Policy CON10 deals with development affecting the setting of listed buildings. The NT has raised concerns about the impacts on the setting of Hardwick, considering it to breach policies GEN10, GEN11 and HOU9. Of particular concern to the Trust is the eastwards extension of the settlement into the open area, seen as key in establishing and maintaining the separation of Glapwell and New Houghton, stating that that this area of land is visible from Hardwick and it is seen that the proposal would not meet this objective. It raises concerns over the height of the development and the prospect of additional lighting that would have an urbanising effect on the rural character of the land currently visible from the roof of the Hall. The NT has re-iterated its objections in response to an additional study document submitted by the applicant. That document more closely examines the relationship to the Hall and acknowledges that the site is visible in views from its roof, albeit at some distance, such that any impact is considered

in that document to be almost indiscernible. Note is also made of the existence of a national grid electricity pylon in the existing open countryside in direct line of site between Hardwick Hall and the application site and photographs to demonstrate this have been included with the submission.

English Heritage (EH) has stated that it does not consider it should have been consulted under its consultation criteria, one of which is whether any proposal is considered to have an impact on the setting of a listed building. Despite this comment, a further view from EH was sought in view of the objections of the NT, and the opinion of the NT that the proposal would impact on the setting of Hardwick and IH has re-iterated its initial comments that it considers it should not have been consulted. In making this comment it refers to the SHLE and states that this is not an adopted planning policy document. In view of the EH's consultation criteria, the comments of EH are taken to infer that it does not consider that the proposal affects the setting of the Listed Building.

In considering the NT's objection, the extension of this development into the important open break is acknowledged above and the applicants also acknowledge that the development would be visible in views from the roof of Hardwick Hall. However, the distance from the hall to this site is substantial, so whilst visible, the relative size of the additional development will not be significant in those views in the wider landscape and compared to the overall scale of the existing settlement of Glapwell. In addition, whilst noting that the site is within the area of landscape and visual sensitivity within the NT study (this is the lowest categorisation of three levels of sensitivity), the decision was taken as part of that work to exclude this site from the proposed setting boundary for the Hall, albeit being located adjacent to that setting boundary. In conclusion therefore, it is not considered that this issue is fundamental to any decision on this proposal, although designing the proposal to minimise impacts on the open break and open setting should also further minimise the very slight impacts on the limited views from Hardwick Hall.

This proposal is specifically for low energy homes and a substantial proportion of the submitted information relates to the process of optimising the design of the dwellings to exploit site conditions and currently available and effective technology with the objective of providing suitable market housing in line with the climate change agenda. In principle, the overall design concept is considered to be compatible with the objectives of the PPS1 climate change supplement and this element of the scheme is seen as a positive feature. As the proposal is in outline, a condition could be imposed requiring submission and approval of any final scheme in this respect.

In terms of highway safety, it had initially been intended to utilise the approved position of the access for the adjoining development to the west. Whilst this was considered acceptable in principle, moving that access further to the west has been included as a revision to this proposal as a means of providing additional land to the east of the access road to improve the flexibility of any design in order to better address the issues over design and in particular the settlement edge treatments discussed above. This amendment is considered acceptable by the Highway Authority and has proved possible due to modifications to the speed limit on Mansfield Road since the time of the earlier grant of permission on land to the west. A comment is made by that Authority relating to the need to reposition a highway sign and reference to this can be included in a note on any permission. Whilst various conditions are recommended by the Highway Authority,

as all matters are reserved on the application these are not considered necessary as detailed design matters will be considered at reserved matters stage. Additional notes can be included where necessary to cover the issues raised.

No specific contamination study has been submitted although the Environmental Health Officer has noted the sites location adjacent to the garage site where contamination is known to be present, who therefore recommends a condition requiring assessment to identify any potential contamination and measures to appropriately deal with this should it exist as required by Policy GEN4 (Development on Contaminated Land).

The application is accompanied by an ecology assessment. The Derbyshire Wildlife Trust advises that the proposed development is highly unlikely to have any significant impact upon any substantive nature conservation interest. It considers that the development offers potential for biodiversity enhancement in accordance the principles set out in PPS9. It recommends the retention, protection and future management of the mature boundary hedge on the southern boundary (outside of any dwelling curtilage), along with SUDS drainage. The wholesale retention of the hedgerow in question may not be achievable due to the need to provide visibility splays to the proposed access, although conditions requiring biodiversity enhancement, including retention of the southern hedgerow where possible can be included. On this basis, the application is considered to accord with the requirements of ENV5 (Nature Conservation Interests throughout the District).

As discussed earlier in the report, this proposal is intended to be developed in conjunction with the approved development on land to the west, in order to support the viability and deliverability of that scheme. The development should therefore be viewed as a part of a single larger scheme that should therefore be viewed in its entirety in terms of potential contributions through a S.106 planning obligation, as provided for in policies including recreation provisions (HOU5), affordable housing (HOU6) and public art (GEN17).

As both the existing permission and this application are in outline, final numbers are not known and therefore, it is not known at this stage whether the relevant thresholds will be met for contributions under those policies, however, this is a possibility dependant upon the final design. In view of this, the developer has offered to enter into a Section 106 planning obligation to require provision should the thresholds be met. Whilst this is considered to be appropriate in principle, as the viability of the overall scheme is already balanced, hence the stated justification for this proposal, this may also ultimately influence any contributions that may be secured at a later stage.

The Education Authority has indicated that there is no requirement for any education contributions.

There are no known significant issues relating to water supply or drainage in respect of policies GEN1, 2, 5 and 6 with no comments received from either the water company or the Environment Agency.

The County Archaeologist has indicated that there is the possibility of buried archaeology on this undisturbed site that is close to sites of previous finds and as such,

has recommended a condition to deal with this issue, such that the proposal would comply with the requirements of policy CON13 (Archaeological Sites and Ancient Monuments).

The Crime Prevention Design Advisor has criticised the content of the submission due to the lack of consideration of crime prevention issues. However, in view of the outline status of the application, it is considered that it is appropriate to consider such issues in detail at reserved matters stage. A note drawing attention to the need to secure rear gardens where these abut open land can be included, however, it would also need to be demonstrated how this could be done whilst maintaining an appropriate edge of settlement treatment for the reasons outlined above.

As the proposal is considered to be justified as a means of delivering the adjacent site, it is considered that the period of consent should be reduced to mirror the existing consent, down from the normally given 3 years.

In response to the Parish Council's comment, this is considered to represent a particular set of circumstances to justify this limited incursion and it is not considered that this could be easily repeated and as such should not set any precedent, including any precedent for larger scale development including adjoining land.

Conclusions

Under normal circumstances, the development outside of the settlement into an important open area would be strongly resisted as this is contrary to adopted planning policy. It is however considered that the limited incursion proposed could be accepted, subject to conditions to minimise the impacts of the development on the open area, in view of the positive benefits of delivering the re-development of the adjoining housing site, both as a means of avoiding that site falling into disuse with the potential amenity issues associated with such a vacant site, the contribution that such a development could bring to the provision of achieving a 5 year housing supply, along with the benefits of a development that positively addresses the climate change agenda. On balance, these issues are considered to be sufficient to outweigh the harm that would result from this very limited incursion into the protected open area.

Other Matters

PPS3, Greenfield/Brownfield, Density – See assessment

Listed Building: - See assessment

Conservation Area: N/A

Crime and Disorder: - Whilst the level of detail in this respect is considered to be limited by the Crime Prevention Design Advisor, such issues will have to be subject to formal consideration as part of any reserved matters application.

Equalities: No significant issues arise

Access for Disabled: No significant issues arise

Trees (Preservation and Planting): N/A

SSSI Impacts: N/A

Biodiversity: See above assessment

Human Rights: No significant issues arise

Climate Change: See above assessment - The proposal is considered to generally

conform to the requirements of the supplement to PPS 1

RECOMMENDATION

Defer and refer to Council for determination as a Departure from the Local Plan with a recommendation to delegate final decision to the Head of Planning and Environmental Health, in consultation with the Chairman and Vice Chairman of the Planning Committee, subject to the completion of a Section 106 planning obligation to cover potential contributions to affordable housing, recreation facilities and public art, should the thresholds for contributions be reached in any final approved layout, and subject to conditions covering the following issues given in précis form to be formulated in full by the Head of Planning and Environmental Health: -

1. Outline conditions, requiring submission of reserved matters and implementation in accordance with timescales approved for permission 08/00021/OUTMAJ
2. Development only in connection with the adjoining permission, unless otherwise approved in writing by the Local Planning Authority. Reserved matters to demonstrate overall scheme for the two sites.
3. Unless otherwise approved, requirement for appropriate edge of settlement treatment, to include landscaping belt that does not form part of domestic curtilage of individual plots.
4. Removal of PD rights for fencing within a zone to be identified within the site adjacent to the new settlement edge.
5. Unless otherwise approved, reserved matters to include a scheme to address issues raised in submission regarding climate change, including provision of homes to a standard not less than Code Level 4 of the Code for Sustainable Homes.
6. Biodiversity enhancement, including retention of the southern hedgerow where possible
7. Contamination conditions.
8. Archaeology condition
9. Management plan for landscaped areas to be submitted and agreed

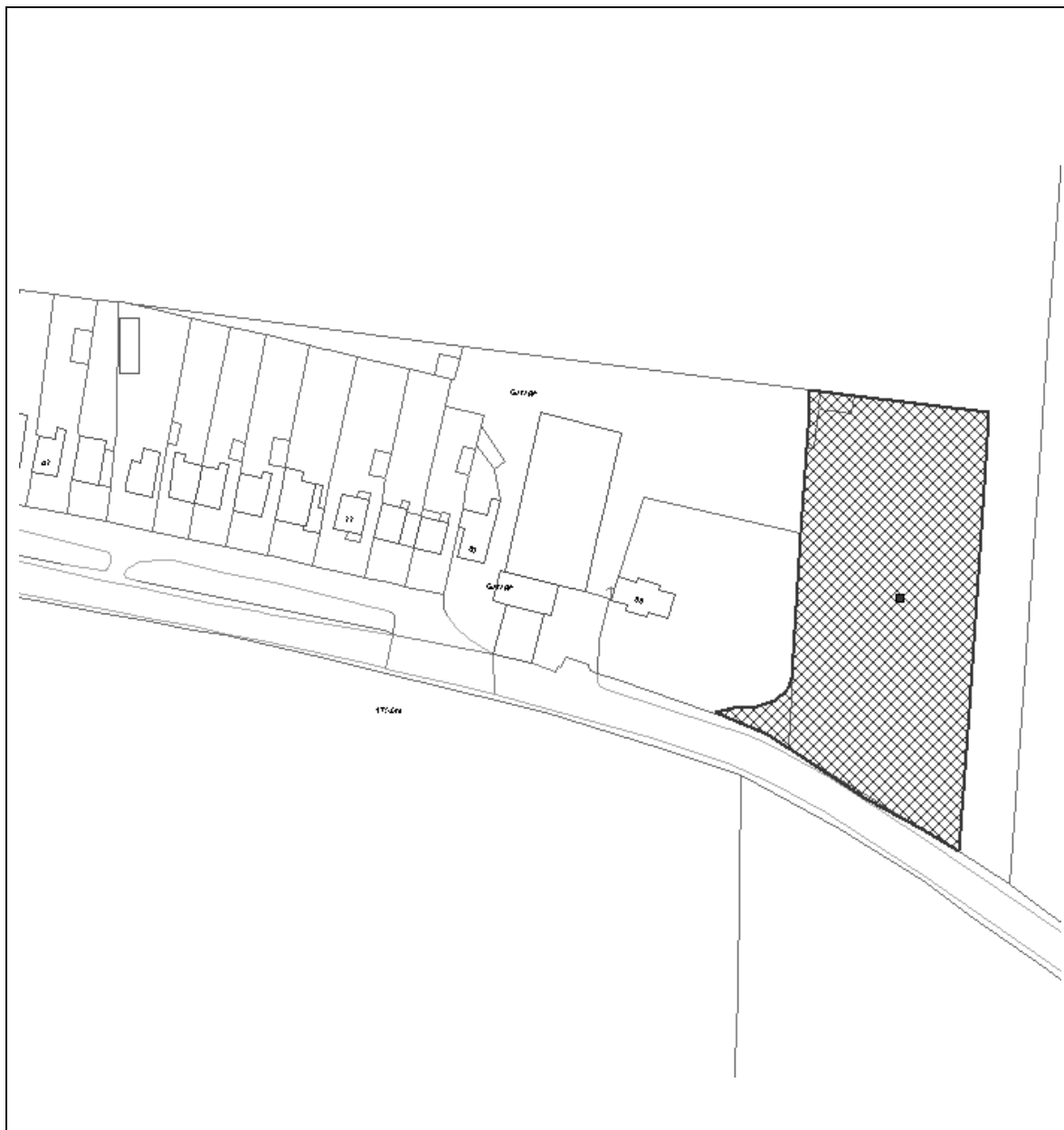
Summary of Reason for Granting Permission

1. Consideration has been given to the principle of the development, including issues of impact on privacy and residential amenity, impact on the streetscene, impact on biodiversity and impact on highway safety interests. Whilst an incursion of development into the open countryside and the important open area are regrettable, it is considered that this has been suitably justified in view of the positive benefits of delivering the re-development of the adjoining housing site, both as a means of avoiding that site falling into disuse with the potential amenity issues associated with such a vacant site, the contribution that such a development could bring to the provision of achieving a 5 year housing supply, along with the benefits of a development that positively addresses the climate change agenda. It is considered that a development can be achieved that will generally satisfy the requirements of the Housing Layout and Design supplementary planning guidance published by the Council. Conditions have been imposed where appropriate to generally address the issues raised.

Summary of the main development plan policy applicable: Bolsover District Local Plan policies GEN1 (Minimum Requirements for Development) , GEN2 (Impact of Development on the Environment), GEN4 (Development on Contaminated Land), GEN5 (Land Drainage), GEN6 (Sewerage and Sewage Disposal), GEN8 (Settlement Frameworks), GEN10 (Important Open Areas), GEN11 (Development Adjoining the Settlement Framework Boundary), GEN17 (Public Art), HOU5 (Outdoor Recreation and Play Space Provision For New Housing Developments), HOU6 (Affordable Housing), HOU9 (Essential New Dwellings In The Countryside), TRA1 (Location of New Development), TRA15 (Design Of Roads and Paths To Serve New Development), CON10 (Development Affecting the Setting of Listed Buildings), CON13 (Archaeological Sites and Ancient Monuments), ENV3 (Development in the Countryside) and ENV5 (Nature Conservation Interests throughout the District).

Notes to cover the following issues:

1. Need for appropriate and substantial edge of settlement landscaping, including in paddock area.
2. Reserved matters should provide for a less intensive layout proposal that better respects the need to provide a softer settlement edge than shown on the submitted indicative layout (that is considered to be unacceptable), as well as providing an improved internal streetscene that is not dominated by large detached garages sited forward of dwellings.
2. Need for development to comply with Bolsover district Council's adopted Housing Layout and Design Guidance'.
3. The existing vehicle activated sign associated with the petrol filling station could impede the sightline – the applicant should consider its removal and I would recommend that they discuss with this Authorities Traffic Officer.
4. Additional highway notes to reflect highway comments.
5. Need to identify and address crime prevention issues as part of any reserved matters submission.



Scale 1:1250

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Date Produced: 6th July 2010

PARISH South Normanton

APPLICATION To increase the holding stock of R50 (Very Toxic to the Aquatic Environment including R50/53) to 200 tonne from 100 tonne and allow storage of Oxidising products (Peroxide) in external secure store (no change to maximum quantity).

LOCATION 23 High View Road South Normanton

APPLICANT TDG UK Ltd 23 High View Road South Normanton

10/00110/HSC **Date Received** 9th March 2010
FileH1945/X2

CASE OFFICER Chris Doy

SITE Existing warehouse with access from High View Road. The site is within an established mixed industrial and warehousing area. Adjacent to the rear boundary is the M1 motorway. The materials stored are cleaning and hygiene products ranging from household detergents to industrial cleaners. A public footpath runs between the building and the Motorway, but appears to be little used.

PROPOSAL To increase the holding stock of R50 (Very Toxic to the Aquatic Environment including R50/53) to 200 tonne from 100 tonne. Maximum container size is unchanged. Also to allow storage of Oxidising products (Peroxide) in external secure store (no change to maximum quantity). Maximum container size 1litre, as per existing consent.

AMENDMENTS None

HISTORY Hazardous Substance consent for the storage of Toxic, Oxidising, Flammable, Extremely Flammable, Dangerous to the Environment (R50 very dangerous to aquatic organisations) and Dangerous to the Environment (R51 toxic to aquatic organisations and R53 may cause long term effects) granted 2004.

Two amendments granted 2009 (09/00436/HSC and 09/00612/HSC) to increase the amount of extremely flammable substances stored to 25 tonne (from 20 tonne) & the storage of 300 tonnes of highly flammable material, respectively.

CONSULTATIONS

Health and Safety Executive (HSE) has assessed the risk from harm and state that there are no significant reasons on safety grounds for refusing the application subject to conditions to minimise the risk. Conditions: limiting the storage of Oxidising materials to packaged cleaning and disinfection, powder and liquid products; and Peroxyacetic acid and Hydrogen Peroxide shall not

be stored in any container unless the quantity of water in that container is not less than 30%; and the storage shall be limited to the areas contained in the application and the materials shall be kept and used in accordance with the application details. 7/06/10

Ashfield DC has no objections 12/05/10

Amber Valley Borough Council has no objections 10/05/10

South Normanton PC has no comment. 14/05/10

Coal Authority raises no objections provided the application does not increase loading. Site has been subject to coal mining activities in the past. 6/05/10

Environment Agency (EA) has no objections, will bring HSC into line with recent COMAH notification. 12/05/10

Environmental Health Air Quality has no objections 29/04/10

DCC Emergency Planning Officer notes that they will take into account the revised quantities but has no objections to the proposal. The application does not alter the status of the site as lower tier under COMAH Regulations. 26/05/10

DCC Fire Service noted the application.

Transco notified no response received.

National Grid notified no response received.

PUBLICITY Site notice displayed 27/04/10. 2 neighbouring premises notified

POLICY None relevant, Bolsover District Local Plan policy EMP19 Applications for Hazardous Substances Consent was not saved.

ASSESSMENT Bolsover District Local Plan policy EMP18 New Hazardous and Pollutant Industries relates to applications for development (building work or change of use) for new potentially hazardous or pollutant industries. This is not applicable to this case as it relates solely to the variation of an existing Hazardous Substance Consent. There is no related application for built development or change of use associated with the proposal.

The existing consent relates to the storage of cleaning and related products; the total quantity of which, in containers of various size depending on the product (from aerosols to large drums), exceeds the control levels.

In this application consent is sought to increase the maximum quantity of R50 Very Toxic to the Aquatic Environment (R50/R53) substances from 100 tonnes in total to 200 tonnes. These are stored within the main warehouse building. The largest container for storage of the material is unchanged from the original consent. The increase is needed as a consequence of a reclassification of some products and to allow for greater holding stocks to meet product demand in this distribution warehouse. Having regard to the large warehouse operation at this site and the constant product development in the type stored at the premises it is to be expected that there will be a need to vary some of the limits from time to time.

In addition permission is sought for the storage of Oxidising substances (Peroxyacetic acid and Hydrogen Peroxide) to be stored in a separate purpose built secure store within the yard area, without any changes to the total amount stored. This is in part to regularise an oversight in the implementation of an earlier consent, that was picked up by officers in the monitoring site visit, whereby the operators had always intended and kept this range of products in this separate secure store from the outset. It should have been shown on the plans at the time of the original applications. It is understood that this separate storage is regarded as good practice. The separate store permits the use of a tailored air handling unit and cabling to suit the materials, giving improved safety for staff and safety overall at the site.

Circular 04/2000 gives advice on Planning Controls for Hazardous Substances.

The main consideration in respect of these applications is whether there is any additional risk associated with the increase or changes that result in an unacceptable risk to persons in the vicinity or other risks to the environment. The former are assessed by the HSE, the latter by the EA. They provide expert advice to the Hazardous Substance Authority (the Council) whose duty is to consider whether the risks associated with the application are tolerable in the context of the existing and potential uses of neighbouring land.

In this case the advice of the responsible body in terms of risk to people, the HSE, advises that the application poses no additional risks. The EA also do not object.

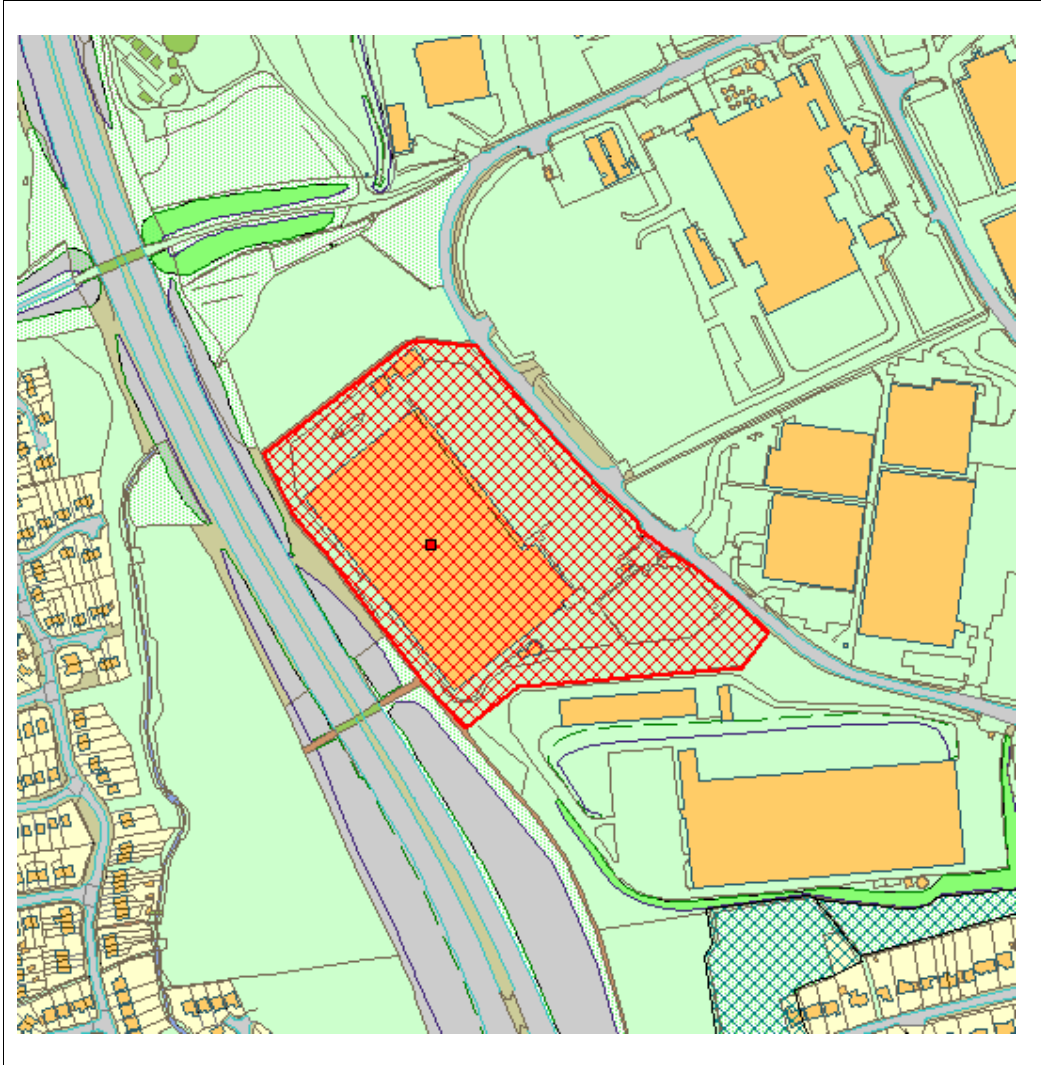
The premises are within an industrial or employment estate with well established operations over much of the land. A small site to the north has permission for two industrial units that have not been developed. The site does not border any residential areas, having the M1 motorway to its western boundary. The existing control zones are a figure of eight shape centred on the north-west and south-east ends of the building; the outer edge of the zone is about 160m from the ends of the building and are mainly within the industrial area, extending over the M1 but stops short of the housing on the western side of the motorway.

Given the nature of the substances and the employment generated at the site and the site context, it is considered that the risks associated with the application are acceptable in planning terms. In common with other hazardous substance sites in the District this site has been subject to monitoring by Officers, who are satisfied that the management practices at the site are robust and safety is taken seriously and constantly monitored. There are extensive fire precaution facilities within the building covering all levels of the racking system as well as the separate storage rooms and other areas. It is not expected that the consultation zones will change as a consequence of this application.

(The site operator has responsibility for ensuring that working practices are acceptable and minimise the risks to workers at the premises; this would not be a reason for refusing such an application.)

RECOMMENDATION APPROVE subject to the conditions given in précis form to be formulated in full by the Head of Planning and Environmental Health

1. The hazardous substances shall not be kept or used other than in accordance with the particulars provided in the application form nor outside of the storage area for the substance shown on the submitted plans and in accordance with the conditions of this permission, and except as altered by any condition of this permission shall be stored in accordance with limitations of consent reference 04/00668/HSC.
2. The R50 (Very Toxic to the Aquatic Environment including R50/53) substances kept at the site shall not exceed 200 tonnes The Substances classified as Oxidising shall be limited to packaged cleaning and disinfection powder and liquid products.
3. The Peroxyacetic Acid and the Hydrogen Peroxide shall not be stored in any container unless the water in that container is not less than 30%.

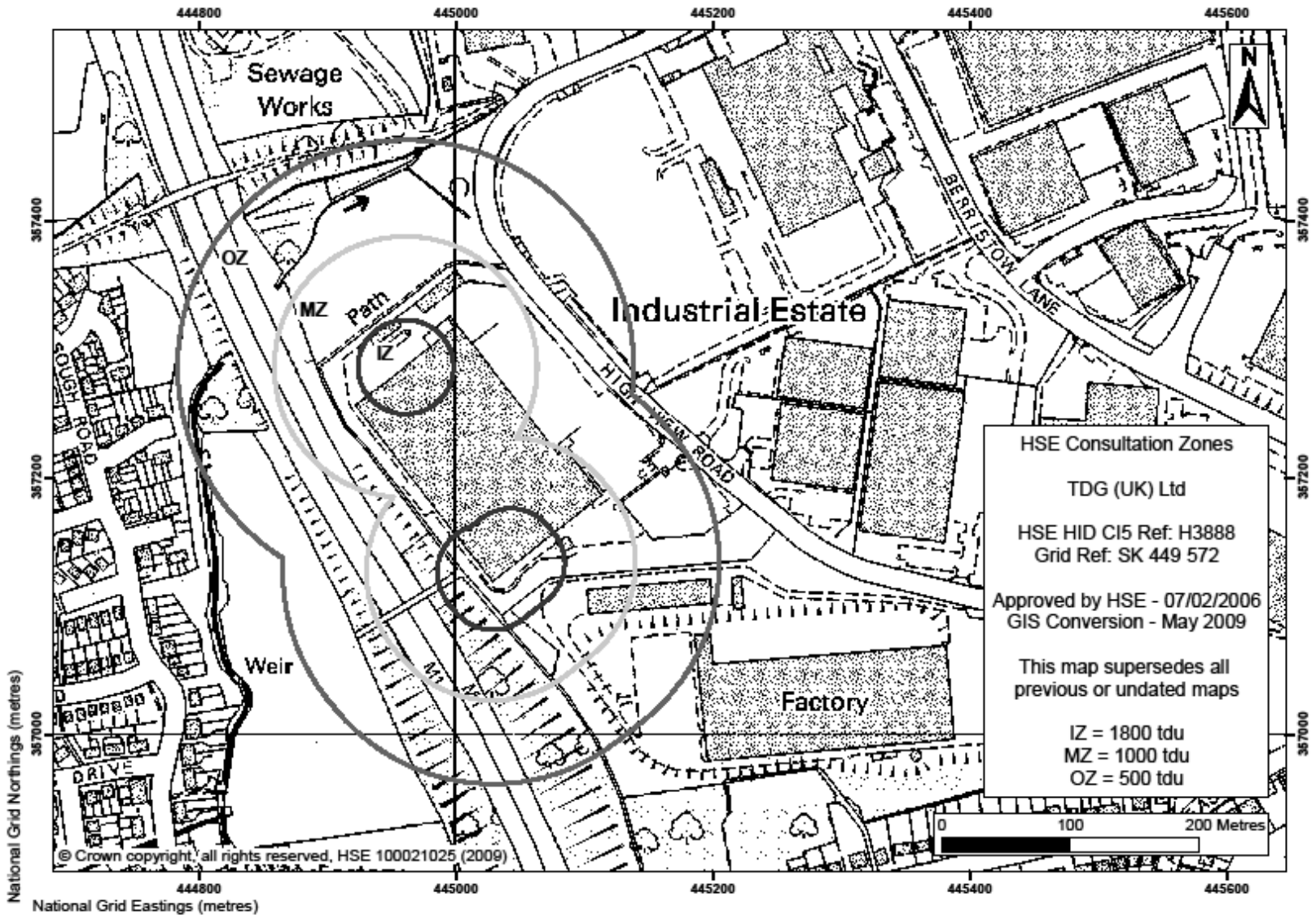


Scale 1:5000

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Date Produced: 6th July 2010



National Grid Northings (metres)

National Grid Eastings (metres)

PARISH Ault Hucknall

APPLICATION First floor and side extensions and alterations to existing dwelling and detached barn building
LOCATION Toll Bar Cottage Out Lane Stainsby Common Derbyshire
APPLICANT Mr Mike Howard
APPLICATION NO. 10/00119/FUL **FILE NO.** PP-01013369
CASE OFFICER Mr Stephen Kimberley
DATE RECEIVED 20th March 2010

Delegated application referred to committee by: Head Of Planning And Environmental Health
Reason: Judgement on impact on the character and appearance of the countryside and compliance with policy

SITE

The proposal involves extension of a large detached property which is on the corner of the main Tibshelf to Holmewood road and Out Lane which leads down to Stainsby. The property is stone built with timber windows and concrete roof tiles and is set in a large garden which is mainly at the rear. The site is set slightly lower than the adjacent garden but then rises towards the rear of the rear curtilage. Part of the dwelling sits directly adjacent to the highway on both Tibshelf Road and Out Lane whilst the remaining boundaries are mainly formed by hedging which is between 1.5m and 1.8m in height. The eastern boundary is formed by further hedging and shrubs, whilst to the north is a belt of trees separating the rear curtilage from the agricultural fields to the north. The rear garden is mainly set to lawn with a greenhouse and an ornamental pond which is at the rear.

PROPOSAL

The proposal is for the creation of a second floor above the existing single storey element of the dwelling together with a large pool house linked to the main dwelling at the northern end of the existing building. This pool house will have a small first floor element providing a gym and has a ridge height of 6.8m which is slightly below the ridge height of the main building. The proposal will create an L shaped series of buildings with an extended parking and turning area created in the area between the two parts of the L shape. In addition to the extensions an outbuilding is proposed to the south east part of the curtilage which is to be a steel clad structure 4m high to ridge with dimensions of 9m x 5m. This structure is to house machinery and stores and is to be finished in Olive Green BS12B27 with a roller shutter door to match.

AMENDMENTS

None

HISTORY (if relevant)

BOL/683/277 Extension to living accommodation and double garage. Approved 5th September 1983. This application was implemented and involved the creation of a new lounge dining room double garage and two additional bedrooms.

BOL/1079/563 Extension to dwelling. Approved 26 February 1980. These extensions included a new bedroom and lounge area.

BOL/178/33 Extension to dwelling Approved 31/03/1978

CONSULTATIONS

Derbyshire County Council Archaeologist – No need to place an archaeological requirement on the proposal. 21/04/2010

Derbyshire County Council Highway Authority – No objections subject to all use remaining private and ancillary. 12/04/2010

National Trust – No comments to make on this application. 18/05/2010

Environmental Health – No comments in relation to Contaminated Land. 10/05/2010

Environmental Health – No objections in principle in relation to Housing Act 2004.

Ault Hucknall Parish Council – No comments received by 01/06/2010

Conservation Officer – Comments received which accept that the character of the original toll bar cottage have been lost but considers that the original dwelling can still be differentiated and that the current proposal would erode that differentiation. Whilst it is not a straight forward case the two storey element will alter the character significantly. 30/06/2010

PUBLICITY

Site notice posted.

No representations received.

POLICY

Bolsover District Local Plan (BDLP)

GEN1 (Minimum requirements for development) GEN2 (Impact of the development on the Environment) HOU8 (Replacement or Extension of Existing Dwellings in the Countryside) ENV3 (Development in the Countryside)

Other (specify)

Supplementary Planning Guidance Housing Layout and Design Guidelines

ASSESSMENT

The proposal is situated on the main road between Tibshelf and Holmewood and is shown on the adopted Local Plan as being outside of any settlement framework and is considered as being in the countryside. The main issues for consideration are the impact of the proposal on the character and appearance of the area and the impact on the countryside.

Policy HOU8 of the adopted Local Plan states that planning permission will be granted for the extension of existing dwellings in the countryside provided that the extension is of a scale and design which is in keeping with the current scale and character of the dwelling and its surroundings and will not result in the identity of the original dwelling being lost. The preamble to the policy explains that the policy is designed to control large and unsympathetic extensions which would be intrusive in the landscape amounting to development which is not appropriate in the countryside.

The dwelling has been considerably extended in the past and appears originally to have been a small two bedroom two storey cottage with a footprint of approx 64 square metres and a relatively small curtilage. Following opencasting works on an adjacent site the property

curtilage was extended considerably and the cottage also extended as a consequence of planning applications in the early 1980's. In particular application BOL/683/277 extended the building northwards both at first floor and also ground floor; which extended the footprint of the building by approx 120 square metres giving an overall footprint of approx 184 sq metres. This large extension was built of materials to match the original part of the dwelling but has meant that the character of the original building has largely been lost. The existing building has more the character and appearance of a large farmhouse rather than the small stone built cottage it once was.

For this reason though the current proposals are quite large it is considered that as the identity of the original dwelling has been lost they will not result in any further loss of the identity.

Comments have been received from the Conservation Officer who, though they had not been on site, has looked at the site photos, plans and historical records. Having looked at the plans they agreed that the character of the original toll bar cottage has been lost, however they consider that it is still possible to differentiate between the original footprint and the new extensions as well as the much more subservient single storey extension. Whilst they accept that this is a finely balanced case they still consider that the two storey element alters the character significantly and believe that there is sufficient justification to refuse the two storey element.

The design of the first floor extension and the pool house are similar to the previous extensions and the original building in the sense of materials used and ridge heights as well as depth of building. The first floor extension will carry northwards the existing ridge of the dwelling whilst the pool house has a lower ridge height. The pool house is oriented east west and forms an L shape building when combined with the existing dwelling. This pool house would further extended the footprint of the building by 80 square metres. Whilst the extensions are large this is mitigated to some extent by the screening offered on site. When viewed from the south along the main road the bulk of the first floor extension and the pool house are generally hidden by the original dwelling. When viewed from the north going along the same road the house is screened both by the topography of the land and the trees along the road, some of which are protected. From the east the bulk will also be screened by vegetation, although views in winter may be available. The only views not screened are from the west. From this direction there are few close viewpoints other than the main road itself. Even the Five Pits Trail which is further west is situated at a lower level and is three fields away.

Materials of the first floor extension and the pool room are to match the existing house and this could be controlled by condition in order to reduce the impact on the visual amenity of the area in compliance with policy GEN2 of the adopted Local Plan. Conditions to ensure that the proposal would match the existing are required.

In conclusion the proposal is not considered to impact on the character or appearance of the area to the extent that would justify refusal of permission. The extension is large compared to the original building but not so large when considering the existing scale of the building. The design matches the existing building. The character of the original dwelling has already been lost through previous extensions and the new proposal will, by virtue of its design with a lower roofline of the poolhouse, result in a development which is closer in style to a converted

farmhouse with attached outbuildings rather than the original cottage. For the reasons given above the proposal is considered to generally meet the requirements of policy HOU8 (Replacement or Extension of Existing Dwellings in the Countryside) of the adopted Local plan and the proposal is not considered to result in such a large extension that would be so intrusive in this location as to justify refusal.

The proposal also includes the erection of a steel clad outbuilding 4.4m high to ridge and 4m to eaves to house stores and machinery. This building is positioned on the southern boundary of the curtilage in a position where there is already a greenhouse. The building will be partly screened by the existing hedgerow which the applicant has agreed to fill in any gaps. It is acknowledged that a building of the same footprint but with a slightly lower ridge height of 4m could be built under permitted development rights. For this reason and given the screening to the building the impact of this building is not considered as to be so great as to warrant a refusal of permission. Conditions could be imposed on an approval to ensure that the use is ancillary to the main dwelling.

Other Matters

Highways have no objection to the proposal subject to the use remaining ancillary and private.

PPS3, Greenfield/Brownfield, Density	Brownfield
Listed Building:	n/a
Conservation Area:	n/a
Crime and Disorder:	no known issues
Equalities:	no known issues
Access for Disabled:	no known issues
Trees (Preservation and Planting):	no affected
SSSI Impacts:	n/a
Biodiversity:	no known issues
Human Rights:	no known issues

Conclusions

In conclusion the proposal is finely balanced. The extension is very large compared to the original building and the design matches the existing building. The character of the original dwelling has already largely been lost through previous extensions. The main consideration therefore is whether the impact on the countryside is acceptable or not. The design of the extension results in the character of a large farmhouse with associated outbuildings and the site is well screened from most views, such that the bulk of the building will not be readily evident. Consequently the impacts are not considered as to be so great as to justify refusal of permission.

It is acknowledged however that this is a finely balanced judgement and that members may come to a different conclusion.

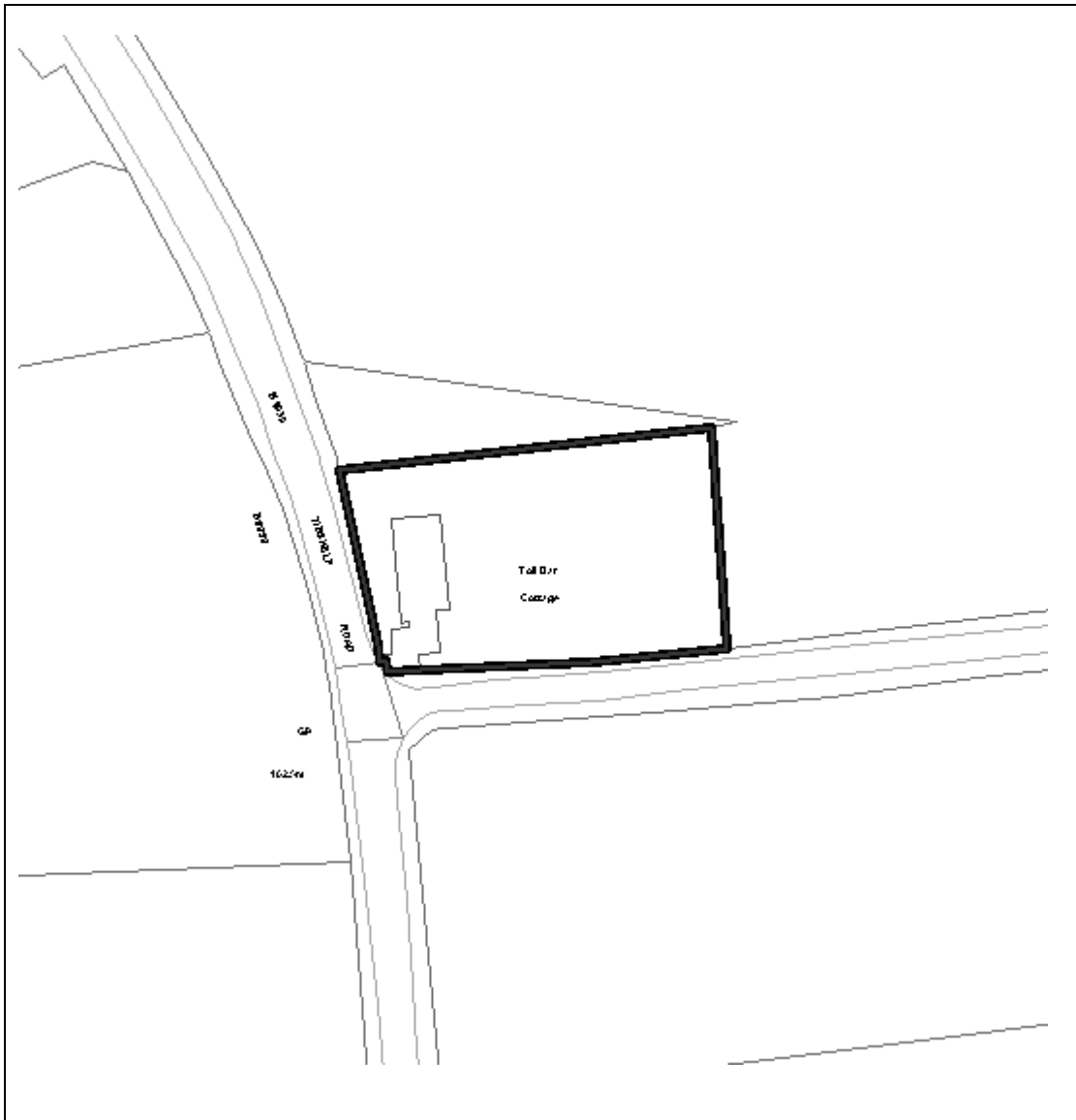
The main development plan policies applicable:

GEN1 (Minimum requirements for development), GEN2 (Impact of the development on the Environment), HOU8 (Replacement or Extension of Existing Dwellings in the Countryside)

RECOMMENDATION

APPROVE subject to the conditions given in précis form to be formulated in full by the Head of Planning and Environmental Health

- 1) Start within 3 years.**
- 2) The external wall and roof materials used in the development shall be the same type, texture and colour as those used in the existing building unless otherwise approved in writing by the Local Planning Authority**
- 3) The walls shall be constructed of Magnesian Limestone which shall match the existing stonework as closely as possible and shall be laid in courses. Samples of the stone shall have been submitted to and approved in writing by the Local Planning Authority before construction commences on the walls.**
- 4) The windows shall be constructed in timber and shall match the existing in all respects.**
- 5) Rooflights shall be conservation type the details of which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any work on their installation.**
- 6) The use of the dwelling and associated outbuildings shall remain private and ancillary at all times.**



Scale 1:1250

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Date Produced: 7th July 2010

Committee:	Planning	Agenda Item No.:	7.
Date:	21 st July 2010	Category	*
Subject:	Scarcliffe Conservation Area Appraisal and Management Plan - Start of Public Participation	Status	Open
Report by:	Head of Planning and Environmental Health (written by Conservation Officer (Conservation Area Appraisals))		
Other Officers involved:	Heritage Conservation Manager		
Director	Director of Development		
Relevant Portfolio Holder	Councillor D. Kelly, Portfolio Holder for Environment		

RELEVANT CORPORATE AIMS

Environment - Promoting and enhancing a clean and sustainable environment.

One of the Council's priorities for its aim for the environment is to protect, enhance and improve the natural and built environment in a sustainable way.

The proposed Scarcliffe Conservation Area Appraisal and Management Plan seeks to ensure that the historic and natural environment of the Scarcliffe Conservation Area is preserved and enhanced by defining its special character and appearance and by setting out appropriate policies and proposals. As a result, the proposed Scarcliffe Conservation Area Appraisal and Management Plan will form an extremely important policy tool in the Council's efforts to protect and enhance the built and natural environment in a sustainable way.

TARGETS

Achieving the milestones set in the Historic Environment Scheme by March 2011 is a specific target in the Corporate Plan. Within this target, preparing and adopting the Scarcliffe Conservation Area Appraisal and Management Plan by October 2010 will achieve one of the milestones.

VALUE FOR MONEY

Preparing and adopting Conservation Area Appraisals and Management Plans aids efforts for a more efficient planning determination process as the additional guidance they contain enables applicants to better prepare their proposals, which in turn reduces the need for amendments, and enables the district to gain better developments.

In addition to this, the proposals for enhancement that the Conservation Area Appraisals and Management Plans contain aids efforts to secure external funding for the district.

PURPOSE OF THE REPORT

To seek Committee approval to carry out a public participation exercise on the draft Scarcliffe Conservation Area Appraisal and Management Plan and the proposed extension to the boundary of the conservation area.

THE REPORT

Background Information

Members will be aware that the process for the preparation of Conservation Area Appraisals and Management Plans was set down in the Historic Environment Scheme (as amended October 2009).

This process involves the following stages:

- Stage 1 - Evidence gathering
- Stage 2 - Prepare draft document
- Stage 3 - Public participation
- Stage 4 - Prepare final document

Stages 1 and 2 of the process have been completed, with the stakeholder (local experts) meeting held at the Hillstown Community Centre on 28th April 2010. The main issues raised were:

- Conservation area boundary and suggested extensions
- Impact of infill development within the village
- Potential impact of development outside the conservation area
- Highway and parking issues associated with the primary school
- Improvements to street lighting and telephone kiosk

Appendix 1 contains a list of attendees and the note of the meeting.

ISSUES FOR CONSIDERATION

Conservation Area boundary issues

The Scarcliffe Conservation Area was designated by the Council in February 1979 and the boundary has remained unchanged since. The boundary was established to recognise primarily the special historic and architectural interest of the historic core of the village, but the draft Appraisal also highlights the contribution of the wider rural and relatively undeveloped setting of the conservation area.

The Council is under a continuing statutory duty to consider whether it should designate new conservation areas, or extend or amend the boundaries of existing conservation areas. The principal concern in considering whether to designate, extend or amend a conservation area is whether the local planning authority considers the area to be of special architectural or historic interest which warrants designation as a conservation area.

It was suggested at the stakeholder (local experts) meeting that the conservation area should be extended to include two additional areas:

- A) the Horse and Groom Inn which is located alongside the B6417 Mansfield / Rotherham Road, about 200 metres to the west of the conservation area;
- B) a row of six stone-built terraced properties which are situated immediately adjacent the western boundary of the conservation area on Main Street.

An assessment has been undertaken, as part of the review of the conservation area, in order to determine whether designation of these two suggested areas is justified using the criteria promoted by English Heritage in its guidance. Crucially, it is important that conservation areas are seen to justify their status as areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance. The concept should not be devalued by the designation of areas lacking any special interest.

Area A) The Horse and Groom Inn is a substantial building which dates from the late 18th or early 19th century. The building is shown on the 1850 Tithe Map and later Ordnance Survey plans from as early as 1875-77. The building was presumably once a coaching inn as it sits alongside the B6417, which is a very old route through Derbyshire. It is possible that the current building replaced an earlier one at this location, although no evidence has come to light to confirm this.

The building has been much altered and extended over time, although it still retains some of its original character. Situated opposite the inn there is a traditional double-fronted cottage (1 Main Street) which is also shown on the

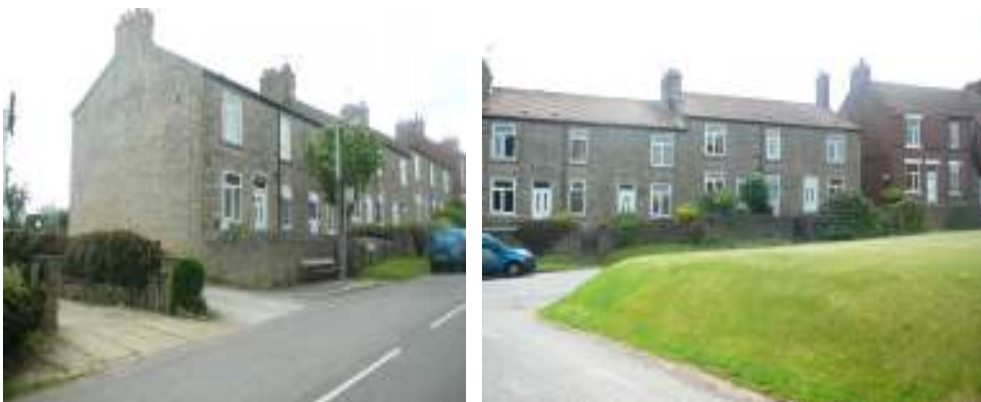
1850 Tithe Map. This building also retains elements of its original character although it has been extended to the rear.



These buildings are considered to be worthy of classification as Unlisted Buildings of Merit in their own right on account of the survival of some architectural and historic interest. However, the assessment has shown that the character and appearance of the surrounding area has been negatively affected by the amount of housing development that has encroached on this area of Scarcliffe during the 20th century.

On this basis it is considered that there is insufficient justification to extend the existing conservation area, or to create an additional conservation area, to include these buildings. As an alternative it is proposed that the Horse and Groom Inn and 1 Main Street are recognised by the Council as 'Unlisted Buildings of Merit Outside the Scarcliffe Conservation Area' and recorded as such in the draft Conservation Area Appraisal and Management Plan.

Area B) The row of six stone-built, pantile-roofed terraced properties was built sometime between 1875-77 and 1898 and is representative of the phase of expansion experienced by the village towards the end of the 19th century. They are situated on the south side of Main Street immediately adjacent the west boundary of the existing conservation area and opposite Budget Lane which approaches the village from the B6417 to the north. Due to the shallow slope of Main Street from west to east the buildings are built in stepped pairs.



Unfortunately, all the properties have been altered with the addition of uPVC windows and doors. Notwithstanding this, as a group the buildings are considered to contribute positively to the character and appearance of the village and their inclusion in the Scarcliffe Conservation Area is considered to be justified.

It is proposed that the boundary of the existing conservation area is extended to include the row of six properties. The proposed extension is shown on the Features of Interest plan in the draft Appraisal and Management Plan and has been incorporated into the draft conservation area appraisal and management plan for consideration.

Conservation Area Appraisal and Management Plan issues

The draft Scarcliffe Conservation Area Appraisal and Management Plan seeks to define the special character and appearance of the Scarcliffe Conservation Area by assessing the built form, landscape and streetscape value. It also provides guidance on the implementation of certain saved policies in the Bolsover District Local Plan and where appropriate proposes schemes for the preservation and enhancement of the conservation area based on identified threats and opportunities.

In the preparation of the draft document, the issues raised at the stakeholder meeting (Appendix 1) have been considered and where appropriate incorporated in the draft document.

Based on this background, the principal preservation issue relates to the impact of development within and adjoining the village and for those developments in the wider countryside which might have a negative impact on the character and appearance of the conservation area. These issues are primarily addressed through the statutory work of the Council in the determination of planning applications and through the adoption of an appraisal and management plan for the Scarcliffe Conservation Area. Once formally adopted the appraisal and management plan would become a material consideration when decisions are made under the planning Acts.

The identified opportunities for enhancement schemes, i.e. the highway and parking issues associated with the primary school and improvements to street lighting and telephone kiosk, largely relate to the work of other organisations. However, their implementation would be desirable and support for these schemes has been expressed in the document.

In considering when the proposed schemes for the preservation and enhancement of the conservation area should take place, regard has also been paid to the Council's approved Historic Environment Scheme Work Programme.

At this stage, only the carrying out of a public realm survey to inform improvements to the public realm and in particular street lighting cannot be delivered in the current programme without additional resources and the

document has been written on this basis. A copy of the draft document is contained in Appendix 2.

Next stage

Following consideration of these issues and preparation of a draft Scarcliffe Conservation Area Appraisal and Management Plan, it is proposed to progress to Stage 3, with a four week public participation exercise, commencing on Monday 26th July 2010 until Friday 20th August 2010. A public meeting will be held during this period.

To accommodate this period, the Historic Environment Scheme Work Programme has been amended and this is contained in Appendix 3.

The outcome of the public participation exercise, stating how the responses have been considered and where necessary incorporated into the document, together with the revised appraisal and management plan, will be reported to the Planning Committee at a future date.

IMPLICATIONS

Financial – costs of the public participation exercise can be met by existing budgets. The draft Scarcliffe Conservation Area Appraisal and Management Plan does not include proposals that require additional Council funds to deliver them on the timescales proposed.

Legal – the designation of a conservation area extension changes the planning legislation affecting the included area.

Human Resources – the Historic Environment Scheme Work Programme sets out the work of the Planning Conservation Team based on the current level of resources available.

RECOMMENDATIONS that

- (1) the draft Scarcliffe Conservation Area Appraisal and Management Plan be issued for a public participation exercise in accordance with Stage 3 of the process for the preparation of Conservation Area Appraisals and Management Plans;**
- (2) the Head of Planning and Environmental Health be authorised to make any minor amendments necessary prior to the public participation exercise;**
- (3) the boundary of the proposed extension to the Scarcliffe Conservation Area (as shown in the draft Appraisal and Management Plan) be approved for public consultation;**
- (4) the Committee agree the Historic Environment Scheme Work Programme (Revision 4 – July 2010).**

ATTACHMENTS: Y 1) Note of Stakeholder Meeting
2) Draft Scarcliffe Conservation Area
Appraisal and Management Plan
3) Historic Environment Scheme Work
Programme

FILE REFERENCE: 5550.15

SOURCE DOCUMENTS: Research documents

Note of Meeting

Appendix 1

Scarcliffe Conservation Area Conservation Area Appraisal and Management Plan

Local Stakeholders' Meeting

Venue: Hillstown Community Centre, 12 Nesbit Street, Hillstown
Time: 6pm – 7.45pm
Date: 28th April 2010

Present:

	<u>Name</u>	<u>Title</u>	<u>Organisation</u>
1	J Ricketts		Resident
2	J Atkin		Resident
3	R & R Critchell		Residents
4	A Marriott		Resident
5	W Hopewell		
6	L Shannon		
7	M Hardwick		
8	I Else	Estate Surveyor	Chatsworth Settlement Trustees
9	S Fritchley	Councillor	Scarcliffe Parish Council
10	S Peake	Councillor	Bolsover District Council and Scarcliffe Parish Council
11	Chris McKinney	Heritage Conservation Manager	Bolsover District Council
12	Jonathan Moore	Conservation Officer (CAA)	Bolsover District Council

Note Prepared by: Jonathan Moore

1.0 Introduction

- 1.1 Chris McKinney opened the meeting and set out the background to the Council's Conservation Area Appraisal and Management Plan programme. He explained that the Scarcliffe Conservation Area was the sixteenth conservation area in the current programme and that the purpose of the meeting was to meet with local stakeholders, such as local representatives and residents, at an early stage in the process.
- 1.2 Jonathan Moore then outlined the reasons why conservation area appraisals and management plans are produced and the statutory duty of the Council to review designated conservation areas in the district. He advised that the Scarcliffe Conservation Area had been designated in 1979 and that this was the first review. Copies of adopted appraisal and management plans were provided for the group to look at and then he explained the format of the document.
- 1.3 Jonathan explained that the stakeholder meeting was an opportunity to gather information about the history of the local area and to identify features that are important to the character and appearance of the settlement.
- 1.4 He also outlined that it was important to identify any threats to the character and appearance of the conservation area, as well as opportunities to improve and enhance the conservation area. He explained that information from the meeting would help to develop the focus of the Appraisal and feed into drafting Management Plan actions and enhancement schemes

2.0 Characteristics

- 2.1 A question was asked about the current extent of the conservation area because it does not cover the entire village. It was acknowledged that the conservation area does not include the whole of Scarcliffe but covers the older part of the village. There was then some discussion about the extent of the conservation area and the group were provided with plans of Scarcliffe showing the conservation area boundary.
- 2.2 Jonathan explained that the character of an area is derived both from elements of the built and natural environments. As such the Appraisal would comprise an assessment of not just the buildings and other built structures, but also features such as open spaces, the local topography, mature trees, hedgerows and boundary treatments. Views into, from and within conservation areas are also often judged to be important.
- 2.3 Chris emphasised that the designation of a conservation area

JM

essentially recognises the special bits and the primary focus is on retaining the special character of the area. This doesn't mean that all development or change will be prevented. Rather it is about trying to manage change in a manner that respects the special qualities of a place. Some members of the group thought that some alterations have not always been in keeping with the character of the village and development outside the conservation could have a negative impact on the special interests inside.

- 2.4 Jonathan and Chris explained that one of the roles of the Appraisal and Management Plan once adopted would be to act as a material consideration when decisions were being taken by the Council on development proposals. The identification of the special qualities of a place would strengthen the protection of those interests from inappropriate development.
- 2.5 It was identified that there are three listed buildings in the conservation area – St Leonard's Church, Manor Farmhouse, and Hall Farmhouse. Jonathan asked the group to also think about buildings of local historic or architectural interest - the Elm Tree Inn, the primary school, and some of the cottages along Main Street were specifically mentioned. The presence of two working farms in Scarcliffe is also considered to be important and adds to the character of the area.
- 2.6 It was confirmed that the former Primitive Methodist chapel, which was of wooden construction and used to be located opposite the school, was demolished in the early 1990s. The land now forms part of a residential garden.
- 2.7 The group identified that some other buildings that were considered to have had historic interest had been demolished over time. These included Rose Cottages which once stood below the church on Main Street. The buildings were removed in about 1966 at the same time as the development known as Devonshire Cottages was built.
- 2.8 The group considered that the setting of Scarcliffe in the wider countryside was important, particularly on the approach from Hillstown and from local footpaths which provide some vantage points. Similarly, views from the conservation area, particularly from along the southern edge of the settlement across the rural landscape are important and should be maintained. Views of Scarcliffe Wood and Roseland Wood are considered to be important and should be protected.
- 2.9 The group agreed that some of the views of the street-scene within the village are important – comparison with old photographs suggests that there has been relatively little change in some respects. The presence of the farm buildings also helps retain the traditional rural feel of the village.

- 2.10 Jonathan asked the group to identify any areas of open space in the conservation area that they considered to be important. One area is 'The Green' – this is the area where Rose Cottages formerly stood, although it was stated that it is not really a space that can be used by the public. The land is owned by Derbyshire County Council and there was a suggestion that the lane to the north leading up to the church ought to be adopted. Chris explained that if the land belonged to the County Council then it had responsibility for maintenance and would need to be approached if formal adoption was to be sought. He advised that contacting the County Council about the land would be added to the list of actions.
- 2.11 The churchyard to the north of the church and the neighbouring area of open land were also considered to be important open spaces. Similarly, the area of open land near the Old Vicarage was also viewed as important.
- 2.12 Jonathan enquired about the current state of the former railway line and whether access was possible. It was stated that the former route is not in good condition and is often waterlogged. The sides of the cutting are steep and considered to be dangerous by local residents. The group did not consider that it could be developed as an amenity trail.

3.0 Boundaries and potential extensions

JM

- 3.1 Jonathan reminded the group that the boundary of the Scarcliffe Conservation Area had not been reviewed since designation in 1979. He explained that the process allows the Council to review conservation area boundaries – to look at proposed extensions, as well as possible deletions in cases where the special interest of the conservation area has been eroded. He outlined that in considering possible extensions to a conservation area an assessment would be carried out to determine whether the area is worthy of designation on the basis of its historic and/or architectural interest.
- 3.2 The group had previously suggested two possible extensions and these were discussed in more detail. The first was to include a row of stone cottages located on the south side of Main Street which lie just outside the conservation area. The group considered that the cottages form a traditional feature of the village – they can be identified on the 1898 Ordnance Survey map of Scarcliffe but were not built at the time of the 1875-1877 edition.
- 3.3 The second proposal was to extend the conservation area to include the Horse and Groom pub which lies at the west end of the village and some distance from the conservation area. There was a discussion about the practicality of extending the conservation area boundary to include a single building, although Chris and Jonathan

explained that the proposal would be looked at and that other conservation areas have been designated where separate elements comprise the whole.

- 3.4 The possibility of designating a separate conservation area around the pub was suggested as an alternative, although Jonathan stated that this approach would probably work better if there are other buildings or features of interest around the pub which could form a discrete conservation area. Jonathan advised the group that the proposal would be looked at and the options considered.
- 3.5 It was also stated that the current boundary formed a very irregular line as it followed various property boundaries. It was suggested that the boundary should be re-drawn to 'ring-fence' the outer edge of the entire settlement and this would have the effect of preserving the outer edges of Scarcliffe from new development.
- 3.6 Jonathan stated that any anomalies in the mapping of the current boundary would be looked at during the survey process and this was an opportunity to rectify any problems. No other boundary changes were suggested.

4.0 Identification of possible threats to character and appearance

JM

- 4.1 The group raised several issues throughout the meeting that they consider to represent threats to the character and appearance of the conservation area.
- 4.2 There was a general concern about further development within the village envelope, particularly for housing. Some in the group were of the opinion that the smaller settlements throughout the district were being spoiled by housing development and incremental loss of their character brought about by ancillary issues such as increased vehicles on the roads and street lighting. Concerns about the impact on services and infrastructure in the village as a consequence of more development were also raised.
- 4.3 Chris explained that the Council's recently published Core Strategy sets out the overall approach to development and the key policies that will be used to consider planning proposals for the period up to 2026. He added that the Core Strategy identified Scarcliffe as a village that would have low growth over the period and as a result Scarcliffe would not be expected to expand through future large-scale housing development.
- 4.4 It was acknowledged however that there may continue to be some pressure for further incremental infill development within the village envelope. This type of development had occurred at various locations in the village over the last few decades and had introduced a different range of buildings that were non-traditional in form. The

group was divided over the quality of the incremental development that had taken place in the village and the need for any further development. Chris explained how planning applications were considered and how the Conservation Staff commented on applications. He added that the adoption of a Conservation Area Appraisal and Management Plan would strengthen the focus on the special character and appearance of the conservation area.

- 4.5 Another issue raised was the potential impact that development on the edge of the village could have on the conservation area. Even small-scale developments, if inappropriately designed, could have a negative impact and an example at the east end of the village was mentioned by some members of the group. It was reiterated that once adopted by the Council the Appraisal and Management Plan would be used as an aid in the determination of planning applications – the identification of the special qualities of a place should aid in protecting those interests from the worst effects of inappropriate development.
- 4.6 At this point the focus of attention turned to the proposed development of wind turbines in the area. Two schemes were identified – one for 3 turbines at Losk Lane, and another comprising 8 turbines at Roseland Wood. A great deal of concern was raised from some members of the group about the range of impacts these developments might have on the Scarcliffe Conservation Area and the wider environment (including Roseland Wood which might be ancient woodland).
- 4.7 Chris explained that the Council’s planning policies were generally supportive of renewable energy projects in principle and explained that the Government’s planning policies and guidance had over time increased the degree of support for renewable energy projects as the threat of climate change had become more understood. However, with every proposal, the location and design need to be considered together with the proposal’s impact on local communities and other considerations, such as the historic environment and biodiversity.
- 4.8 In respect of the wind turbine proposals, Chris explained that the Losk Lane proposal was being put forward by Banks Developments and the Roseland Wood proposal was being put forward by the Roseland Community Energy Trust, a not for profit community group. In planning terms, each proposal would need to be considered against the planning policy framework and the relevant material considerations. There was some scepticism amongst the group about how those types of decision would be made and the potential for conflicts of interest to arise within the Council over such forms of development.
- 4.9 To clarify the Council’s position, Chris advised that his colleagues in the Regeneration Department had explained that they were duty

bound to consider any proposal that could benefit the economic health of the district. However, the Council would need to consider any planning application against the relevant planning considerations.

4.10 There followed some discussion about renewable energy policy and Government and Local Plan policy, and about the advantages and disadvantages of wind turbines. Some members of the group questioned the viability of wind turbines compared to other means of generating electricity and were concerned about the wider impacts they might have on the local environment.

4.11 Chris finished by drawing attention to the nearby village of Stony Houghton and advised that similar concerns had been raised during preparation of the Conservation Area Appraisal and Management Plan there. As a result of the public involvement, these concerns were written into the document and the document acknowledged that large-scale developments within the vicinity of the village could have a potential significant detrimental impact on the character and appearance of the conservation area. As a result, the now adopted Stony Houghton Conservation Area Appraisal and Management Plan would be a material consideration during the consideration of any planning application for a large-scale development in the vicinity of the village, such as the wind turbine proposals. He advised that the concern raised at this meeting had been noted and that this would feed into the preparation of the Scarcliffe document.

4.12 It was stated that the local primary school was successful and because of this demand for places had increased. However, the capacity of the school has been reached and an extension to the building has been sought. The majority of the children attending the school came from families that do not live in the village and the main consequence of this is the impact of traffic on the village, particularly indiscriminate parking along the local roads which causes problems for the passage of through traffic. The residents stated that new parking restrictions had recently been introduced but this had simply moved the problem elsewhere in the village. Chris explained that the Council was aware of the success of the school and that this had generated a parking problem in the village but added that this issue would be looked at in the Appraisal and Management Plan and that discussions with the County Highway Authority would need to be established.

5.0 Identification of possible opportunities to enhance character and appearance JM

5.1 A suggestion was made that when the street lighting is replaced designs should be used that are more in keeping with the character of the area. At the moment replacement street lighting has been used of a standard urban design. Chris advised that this was something that the Council could raise with the County Council which had

responsibility for street lighting.

- 5.3 Some in the group felt that the existing telephone box, which is of a modern design should be replaced with a more traditional 'red' box. There was some discussion about how this could be achieved, but the group seemed to be willing to 'adopt' a box should one become available.

6.0 Next steps

JM

- 6.1 Chris and Jonathan thanked everyone for attending the meeting and advised that the information would be considered during the preparation of the draft appraisal and management plan. Jonathan advised everyone that they could contact him following the meeting with any additional information or points they did not raise during the meeting.
- 6.2 He advised the group that the next stage of the process is to report the draft document to Bolsover District Council's Planning Committee in June 2010 followed by a four week public consultation period. During this time an open public meeting will be held. The consultation event and public meeting will be advertised and stakeholders will be informed of the relevant dates.
- 6.3 Feedback from the public participation phase will be used to revise the document where necessary before being reported back to the Planning Committee followed by formal adoption by the Council. Jonathan stated that it was currently programmed to adopt the document in September 2010.

APPENDIX 3 – HISTORIC ENVIRONMENT SCHEME WORK PROGRAMME (REVISION 4 – JULY 2010)

(1) Conservation Area Appraisals and Management Plans Programme

Conservation area	Start of process	Stakeholders meeting	Committee (consultation)	Public consultation	Committee (adoption)	Adopted
<u>2008/2009</u>						
Pleasley Park & Vale	October 07	December 07	June 08	September - October 08	January 09	January 09
Carnfield Hall	January 08	February 08	March 08	March - April 08	May 08	June 08
Belph	January 08	February 08	March 08	March - April 08	June 08	July 08
Apsley Grange	February 08	March 08	June 08	June - July 08	September 08	October 08
Whaley	February 08	March 08	August 08	August - September 08	November 08	December 08
<u>2009/2010</u>						
Markland & Hollin Hill	April 08	June 08	October 08	October - November 08	March 09	April 09
Steeley	October 08	November 08	January 09	January - February 09	May 09	July 09
Stony Houghton	August 08	October 08	July 09	July - August 09	October 09	November 09
Hardstoft	July 09	August 09	October 09	October - November 09	January 10	February 10
Old Blackwell	September 09	October 09	December 09	December 09 - January 10	March 10	April 10
<i>Newton review (see Part 2)</i>	<i>September 09</i>	<i>October 09</i>	<i>December 09</i>	<i>December 09 - January 10</i>	<i>March 10</i>	<i>April 10</i>

2010

Astwith	January 10	March 10	May 10	May - June 10	August 10	October 10
Scarcliffe	March 10	April 10	July 10	July - August 10	September 10	October 10

2011

None

2012

None

Outside current programme

Bolsover	Outside current programme
Hardwick and Rowthorne	Outside current programme
Barlborough	Outside current programme
Palterton	Outside current programme
Tibshelf	Outside current programme
Elmton	Outside current programme
Upper Langwith	Outside current programme
Stainsby	Outside current programme
Pleasley	Outside current programme
Southgate House	Outside current programme
Elmton with Creswell Farmsteads	Outside current programme

(2) Review of Conservation Area Appraisals and Management Plans Programme

Conservation area	Start of process	Stakeholders meeting	Committee (consultation)	Public consultation	Committee (adoption)	Adopted
Newton	September 09	October 09	December 09	December 09 - January 10	March 10	April 10
Clowne	To be confirmed					March 2012
Creswell	To be confirmed					December 2012
Whitwell	To be confirmed					March 2013
Carnfield Hall	To be confirmed					June 2013
Belph	To be confirmed					July 2013
Apsley Grange	To be confirmed					September 2013
Whaley	To be confirmed					December 2013
Pleasley Park and Vale	To be confirmed					January 2014
Markland and Hollin Hill Grips	To be confirmed					April 2014
Steetley	To be confirmed					July 2014
Stony Houghton	To be confirmed					November 2014
Hardstoft	To be confirmed					February 2015
Old Blackwell	To be confirmed					April 2015
Newton	To be confirmed					April 2015

(3) New conservation area designations and extensions to existing conservation areas

(NB - No further work will be carried out during the current programme unless there is an urgent need to do so and programme will be reviewed)

Proposed Conservation Area / extension to existing	Committee (Start of process)	Document prepared	Public consultation	Committee (outcome)	Designation
Extension to Bolsover Conservation Area (western side of New Bolsover Model Village, including Villas Road)	December 2008	No	December 2008 / January 2009	February 2009	March 2009
Extension to Steetley Conservation Area	January 2009	Yes	January - February 09	May 09	June 09
Brookhill Hall	Outside current programme				
Glapwell	Outside current programme				
New Street, Hilcote	Outside current programme				
Beightonfields Priory	Outside current programme				
Doe Hill House	Outside current programme				
Whaley Thorns	Outside current programme				
Park Hall, Barlborough	Outside current programme				
Blackwell & Tibshelf farmstead conservation areas (Westhouse farm, Cedar Farm, The Hurst, Nethermore House, Ivy Cottage)	Outside current programme				
Old Bolsover (Woodhouse Farm, Nether Farm, Bolsover Moor Farm)	Outside current programme				

Barlborough & Clowne Farmsteads (Ingdale Farm, Eastwood Farm, Hawthornes Farm, The Hermitage, Whitebrick Moor, Littlewalls Farm, Manor Farm)

Outside current programme

Whitwell farmsteads conservation area (Ganabrig Lodge, Fishpond Lodge, Belp Grange, Castlehill Farm, North Walls Farm, South Walls Farm, Bondhay Farm, Highwood, Springfield Farm, Claylands, Burnt Leys, Little Walls, Cinders Farm, Castle Hill Farm)

Outside current programme

Elmton with Creswell Farmsteads (extension) (Frithwood Farm)
Extensions to Bolsover

Outside current programme
Outside current programme

(4) Management Plan Actions Programme

Conservation Area	Location	Enhancement Scheme, buildings at risk, etc.	Action	Key Dates
Creswell		Enforcement and Monitoring	1. Approach HLF to request eligible Initiative Area to be based on larger Creswell Conservation Area 2. Monitor progress of and review Action Plan for Repair and Restoration Grant Scheme	March 2008
Whitwell		Enforcement and Monitoring	Baseline survey of physical environment within and adjacent to conservation area.	April 2008
Creswell	Former station building	Buildings in need of repair	Begin action to secure repair of building. Investigate possible alternative long term uses.	June 2008 undertake condition surveys. July 2008 consider need for urgent repairs.
Whitwell	Reduction of HGVs		Undertake initial discussions regarding how to address HGV problem in Whitwell.	July 2008
Apsley Grange	The pump house	Buildings in need of repair	Identify the owner of the building and contact them to invite discussion regarding their intentions for the building and the potential for carrying out repairs and maintenance to the building and for tidying up the surrounding land	July / August 2008
Belph		Enforcement and Monitoring	Baseline survey of physical environment	August 2008
Belph	Springfield Farm Barn adjacent to	Buildings in need of repair	Contact Welbeck Estates regarding identified buildings	August 2008

	Station Road Outbuilding to Rosia Cottage			
Apsley Grange	Apsley Grange Small outbuilding to the north of Apsley Grange	Buildings in need of repair	Add buildings to the Buildings at Risk Register and if appropriate request the Enforcement Team to pursue improvements through a Section 215 Notice.	October 2008
Apsley Grange	The mill pond	Structures in need of repair	Write to the owner of the mill pond and invite them to discuss their progress with the necessary repairs to the mill pond, sluice and dam and to identify the expected date for the works to commence and finish. Consider adding structures to the Buildings at Risk Register	October 2008
Apsley Grange	The mill pond	Installation of renewable energy / micro-hydro facility	Write to the owner of the mill pond and invite them to discuss their progress with exploring the potential for installation of a renewable energy / micro-hydro facility at the mill pond and to ascertain the owner's suggested date for when this could be taken forward	October 2008
Clowne	2 Station Road	Repair building and bring back into use	PP granted for extension. Opportunities for grant assistance for this work are being pursued. Monitor progress of scheme and ensure proposed works preserve/enhance area	November 2008
Clowne	40 High St	Building vacant, in need of repair	No scheme to bring building back into use has come forward. Serving of Section 215 Notice may	November 2008

Apsley Grange		Enforcement and Monitoring	be necessary. Continue to tackle through initiatives such as Clowne Brighter Business Grant Scheme and Environmental Improvement Project. Baseline survey of physical environment	November 2008
Whaley		Works to overgrown trees at sewage treatment works	Write to Severn Trent Water requesting that pruning be carried out to reduce the height of the trees and a more regular maintenance programme put in place.	December 2008
Belph	Springfield Farm Barn adjacent to Station Road Outbuilding to Rosia Cottage	Buildings in need of repair	Monitor progress of the discussions and consider the need for urgent repairs to prevent rapid deterioration of the building	December 2008
Creswell		Enhancement Schemes	Seek additional funding to increase impact of Creswell Townscape Heritage Initiative.	January 2009
Whitwell	Features of Interest		Research to inform selection and designation process	January 2009
Whitwell	Features of Interest		Pursue SMR designation process	March 2009
Belph	Springfield Farm	Buildings in need of repair	Undertake photographic survey and request urgent works.	March 2009
Creswell	Former station building	Buildings in need of repair	Prepare brief for condition survey and feasibility study into reuse of the former Station Building and potential improvements to linkages with village.	March 2009
	Linkages to	Enhancement scheme.		

	Station area	Improve linkages to the station area.		
Whaley		Enforcement and Monitoring	Baseline survey of physical environment	April 2009
Creswell		Enhancement Schemes	Monitor requests for additional funding to increase impact of Creswell Townscape Heritage Initiative.	May 2009
Pleasley Park and Vale		Enforcement and Monitoring	Baseline survey of physical environment within and adjacent to conservation area.	May 2009
Markland and Hollin Hill Grips		Enforcement and Monitoring	Baseline survey of physical environment within and adjacent to conservation area.	May 2009
Pleasley Park and Vale		Enhancement Schemes	Explore opportunities for attracting further external public funding to enhance conservation area.	May 2009 monitor situation with the Mills
Markland and Hollin Hill Grips	New dedicated amenity trails	Enhancement Scheme	Pursue the completion of the infilling of part of the former railway line to the east of Markland Grips.	May 2009
Creswell	Former station building	Buildings in need of repair	Secure funding and commission condition survey and feasibility study.	June 2009
	Linkages to Station area	Enhancement scheme. Improve linkages to the station area.		

Markland and Hollin Hill Grips	Boler's Corner	Flooding protection	Contact owner to begin discussions over appropriate action for preventing further flooding from Millwood Brook.	June 2009
Whitwell & Whaley	Reduction of HGVs		Arrange meeting with Derbyshire County Council regarding how to reduce the volume of heavy goods vehicles	June 2009
Whitwell Steetley	Features of Interest		Pursue Listed Buildings designation process	June 2009
		Enforcement and Monitoring	Baseline survey of physical environment within and adjacent to conservation area.	June 2009
Steetley		Enhancement Schemes	Request Derbyshire County Council to investigate the archaeological potential of the areas of land identified in the Appraisal as being of archaeological interest.	July 2009
Whitwell & Whaley	Reduction of HGVs		Hold meeting with Derbyshire County Council regarding how to reduce the volume of heavy goods vehicles	July 2009
Apsley Grange	Large outbuilding north of Apsley Grange	Enforcement and Monitoring	Monitor progress towards resolution of Planning Enforcement case regarding the unauthorised rebuilding of the large outbuilding to the north of Apsley Grange	August 2009
Creswell	Willow Farm	Buildings in need of repair	Consider need for urgent repairs.	October 2009
Creswell	Former station building	Buildings in need of repair	Consider need for urgent repairs.	December 2009
Steetley		Enhancement Schemes	Monitor progress of current studies into sources of magnesian limestone roofing flags.	December 2009
Pleasley Park and Vale		Enhancement Schemes	Explore opportunities for attracting further external public funding to enhance conservation area.	December 2009 consider

Markland and Hollin Hill Grips	Archaeology	Archaeological site protection	Begin discussions regarding establishing a monitoring programme of key archaeological sites and an appropriate action plan.	appropriateness of submitting bid for external funding December 2009
Markland and Hollin Hill Grips	Boler's Corner	Flooding protection	Monitor progress of owner and request as necessary Derbyshire County Council Highways to check and clean out storm drains along the A616 and Hazelmere Road in the vicinity of Boler's Corner.	December 2009
Stony Houghton		Enforcement and Monitoring	Baseline survey of physical environment within and adjacent to conservation area.	December 2009
Whitwell & Whaley	Reduction of HGVs		Monitor the progress of Derbyshire County Council regarding undertaking survey of the volume of heavy goods vehicles.	January 2010
Creswell	Former C of E Infants School	Buildings in need of repair	Necessary repair work has commenced. Monitor progress of repair works and take action if required.	January 2010
	Former C of E Secondary School		Necessary repair work has commenced. Monitor progress of repair works and take action if required.	January 2010
	Water House		Monitor condition of building and progress with potential Derbyshire Greenway route.	April 2010 consider need for urgent repairs.
	Bank House Farm Pumphouse		Monitor condition of building and take action as required. Monitor condition of building and take action as required.	

	Model Village Institute		Monitor progress of negotiations to transfer building to another community use. Monitor condition of building and take action as required.	
Creswell		Enforcement and Monitoring	Carry out detailed survey of physical environment. Baseline survey of Craggs Area, Old Village Area, Village Centre Area	April 2010
Creswell	A616 corridor	Enhancement scheme. Environmental improvements	If funding available, prepare indicative plan and feasibility study	April 2010
Creswell	Wollen Meadow	Important open areas and spaces	Monitor condition and work with owners and interested parties where possible to develop and implement improvement plans and investigate funding sources for improvement plans.	April 2010
	Model Village Cricket Pitch Fox Green			
Hardstoft		Enforcement and Monitoring	Baseline survey of physical environment within and adjacent to conservation area.	April 2010
Hardstoft	Boundary walls audit	Buildings in need of repair	Carry out an audit of the walls in the conservation area.	April 2010
Old Blackwell		Enforcement and Monitoring	Baseline survey of physical environment within and adjacent to conservation area.	May 2010
Newton		Enforcement and Monitoring	Baseline survey of physical environment within and adjacent to conservation area.	May 2010
Steeley		Enhancement Schemes	Monitor progress regarding the request to Derbyshire County Council to investigate the archaeological potential of the areas of land identified in the Appraisal as being of	July 2010

Whitwell & Whaley	Reduction of HGVs		archaeological interest. Monitor the progress of Derbyshire County Council regarding undertaking survey of the volume of heavy goods vehicles in Whitwell.	August 2010
Apsley Grange	Large outbuilding north of Apsley Grange	Enforcement and Monitoring	Monitor progress towards resolution of Planning Enforcement case regarding the unauthorised rebuilding of the large outbuilding to the north of Apsley Grange.	August 2010
Clowne		Enforcement and Monitoring	Follow-up survey of physical environment. (Baseline survey Nov 2005).	September 2010
Hardstoft	TPO review	Legislation and Policy	Survey the trees in the area covered by the Tree Preservation Order and re-issue as necessary.	October 2010
Pleasley Park and Vale	Natural environment	Trees management	Monitor number of management agreements for works to trees	December 2010
Pleasley Park and Vale	Natural environment	Biodiversity protection	Monitor progress of assessment into the value and extent of open grassland habitats and the small leaved lime trees and preparation of programme of work to prevent the colonisation of stinging nettles in the water meadows	December 2010
Pleasley Park and Vale	Natural environment	Flooding prevention	Monitor progress of exploration of options to achieve greater management of the river course	December 2010
Pleasley Park and Vale	Archaeology	Undertake detailed archaeology survey of priority areas	Monitor progress of detailed archaeological survey	December 2010
Pleasley Park and Vale	Tourism strategy	Enhancement Scheme	Monitor progress of preparation of Tourism Strategy	December 2010
Pleasley Park and Vale	Vale House site	Enhancement Scheme	Monitor progress of restoration of gardens at Vale House site	December 2010
Pleasley Park	Free Tree	Enhancement Scheme	Monitor progress of successful applications for	December 2010

and Vale Pleasley Park and Vale	Scheme Meden Trail	Enhancement Scheme	trees through the Free Tree Scheme Monitor progress of preparation of programme of limited and focused tree removal along Meden Trail	December 2010
Pleasley Park and Vale	Car Parks	Enhancement Scheme	Monitor progress of preparation of feasibility study for improvements to car parks	December 2010
Pleasley Park and Vale	Historic and natural environment	Enhancement Scheme	Monitor progress of preparation of Interpretation and Development Plan to set out story of Pleasley Vale	December 2010
Pleasley Park and Vale	Natural environment	Rock face management	Monitor progress of investigation into appropriateness of vegetation clearance for rock faces and implementation	December 2010
Pleasley Park and Vale	Public realm	Prepare a comprehensive public realm strategy.	Carry out a public realm strategy	December 2010
Markland and Hollin Hill Grips	Public access	Enhancement Scheme	Introduce a programme of action to improve access provision and way-marking of public footpaths and designated routes in the conservation area.	December 2010
Markland and Hollin Hill Grips	New dedicated amenity trails	Enhancement Scheme	Discussions with key stakeholders to establish the feasibility of the wider scheme.	December 2010
Markland and Hollin Hill Grips	Historic and natural environment	Enhancement Scheme	Monitor progress of preparation of Interpretation and Development Plan to set out story of Pleasley Vale.	December 2010
Newton	Old Co-op	Buildings in need of repair	Monitor progress of discussions with owner of building about securing a further scheme of improvement and consider need for Section 215	December 2010

Newton	Boundary walls and hedges	Buildings in need of repair	Notice. Monitor carrying out of an audit of the walls and hedgerows in the conservation area.	December 2010
Bolsover	Castle Fields	Management Plan	Establish a management plan for the Castle Fields and Castle Environs.	March 2011
Bolsover Creswell	Earthworks Public realm	Management Plan Enhancement scheme. Prepare a comprehensive public realm strategy.	Establish a management plan for the earthworks. Investigate funding sources for environmental improvement programme and develop themed portfolio of street furniture	March 2011 March 2011
Whitwell		Enforcement and Monitoring	Follow-up survey of physical environment (Baseline survey April 2008)	April 2011
Creswell	Water House	Buildings in need of repair	Monitor condition of building and progress with potential Derbyshire Greenway route. Monitor condition of building.	June 2011
	Bank House Farm Willow Farm Pumphouse Model Village Institute		Monitor condition of building. Monitor condition of building. Monitor progress of negotiations to transfer building to another community use. Monitor condition of building and take action as required.	
Creswell		Enforcement and Monitoring	Consider preparing comprehensive enhancement scheme to restore original materials and detailing to 1-9 Sheffield Rd	June 2011
Belph		Enforcement and Monitoring	Follow-up survey of physical environment (Baseline survey August 2008)	August 2011
Apsley Grange		Enforcement and Monitoring	Follow up survey of physical environment (Baseline survey November 2008)	November 2011

Clowne		Enforcement and Monitoring	Second follow-up survey of physical environment. (Initial follow-up survey Nov 2008)	November 2011
Whaley		Enforcement and Monitoring	Follow up survey of physical environment (Baseline survey December 2008)	December 2011
Steetley	Stone boundary walls	Buildings in need of repair	Monitor the take up of Historic Building Grants for repair works	December 2011
Stony Houghton	Buildings at Risk	Buildings in need of repair	Monitor the take up of Historic Building Grants for repair works	December 2011
Hardstoft	Buildings at Risk	Buildings in need of repair	Monitor the take up of Historic Building Grants for repair works	December 2011
Hardstoft	Free Tree Scheme	Enhancement Scheme	Monitor progress of successful applications for trees through the Free Tree Scheme	December 2011
Old Blackwell	Buildings at Risk	Buildings in need of repair	Monitor the take up of Historic Building Grants for repair works	December 2011
Old Blackwell	Free Tree Scheme	Enhancement Scheme	Monitor progress of successful applications for trees through the Free Tree Scheme	December 2011
Newton	Buildings at Risk	Buildings in need of repair	Monitor the take up of Historic Building Grants for repair works	December 2011
Whaley	Archaeology	Legislation and Policy	Discussions with the Creswell Heritage Trust and Derbyshire County Council to identify boundaries for an Area of Archaeological Importance	March 2012
Pleasley Park and Vale		Enforcement and Monitoring	Follow-up survey of physical environment. (Baseline survey April 2009)	April 2012
Markland and Hollin Hill Grips		Enforcement and Monitoring	Follow-up survey of physical environment. (Baseline survey May 2009)	May 2012
Steetley		Enforcement and Monitoring	Follow-up survey of physical environment. (Baseline survey June 2009)	June 2012

Stony Houghton		Enforcement and Monitoring	Follow-up survey of physical environment (Baseline survey December 2009)	December 2012
Hardstoft		Enforcement and Monitoring	Follow-up survey of physical environment (Baseline survey April 2010)	April 2013
Old Blackwell		Enforcement and Monitoring	Follow-up survey of physical environment (Baseline survey May 2010)	May 2013
Newton		Enforcement and Monitoring	Follow-up survey of physical environment (Baseline survey May 2010)	May 2013
Whaley	Article 4 review	Legislation and Policy	Consider the merits of making an Article 4 Direction and if appropriate make the Direction.	December 2013 (tied in with CAA&MP review)
Old Blackwell	Article 4 review	Legislation and Policy	Consider the merits of making an Article 4 Direction and if appropriate make the Direction.	April 2015 (tied in with CAA&MP review)
Newton	Article 4 review	Legislation and Policy	Consider the merits of making an Article 4 Direction and if appropriate make the Direction.	April 2015 (tied in with CAA&MP review)
Bolsover	Hockley Valley and Castle Street	Development briefs	Prepare development briefs for the Hockley Valley and Castle Street.	Outside current programme
Clowne	Station Road and Linear Park	Improve the linkages between buildings on Station Road and the Linear Park	Investigate through preparation of indicative plan and carrying out a feasibility study. Monitor preparation of this in the Annual Monitor Report	Outside current programme
Clowne	Millwood Brook	Provide focus to the course of the Brook	Investigate through preparation of indicative plan and carrying out a feasibility study.	Outside current programme
Whitwell	Miners' Welfare	Buildings in need of repair	Monitor condition of building and progress of potential development proposals. Take action as necessary to preserve building and secure re-use.	Outside current programme

	Butt Hill farm buildings		PP has been granted for conversion to dwellings. Monitor progress of this and consider action if this does not progress.	
Whitwell	Portland St outbuildings Public realm	Improvements to public realm. Prepare a comprehensive public realm strategy.	Minor repairs needed. Pursue this and serve Section 215 if necessary Investigate funding sources for environment improvement programme.	Outside current programme
Whitwell	Public realm	Improvements to public realm	Develop themed portfolio of street furniture	Outside current programme
Whitwell	Features of Interest		Investigate funding sources for repair of the trig point	Outside current programme
Whitwell	Whitwell Square Store	Improve appearance	Discuss with Whitwell Parish Council how to address the problem and ensure future maintenance	Outside current programme
Whitwell	Public realm	Improvements to public realm. Prepare a comprehensive public realm strategy.	Comprehensive public realm audit.	Outside current programme
Whitwell	The Square and War Memorial	Improve the setting	Prepare indicative plan and feasibility study for traffic management and public realm improvement works.	Outside current programme
Whaley		Further interpretation of archaeology in the Whaley area	Discussions with stakeholders, including Creswell Heritage Trust and Whaley Village Residents Association, to establish the feasibility of further interpretation of archaeology in the Whaley area	Outside current programme
Whaley		Living History Project	Monitor progress on the development of a project plan for an oral history project	Outside current programme
Whaley	Public realm	Prepare a comprehensive	Carry out a public realm strategy	Outside current

Whaley	Public realm	public realm strategy. Prepare a comprehensive public realm strategy.	Investigate funding sources for environment improvement programme	programme Outside current programme
Steetley		Enhancement Schemes	Investigate potential sources of funding with Whitwell Parochial Church Council to deliver the enhancements to the churchyard.	Outside current programme
Steetley		Enhancement Schemes	Monitor progress regarding the investigation into potential sources of funding with Whitwell Parochial Church Council to deliver the enhancements to the churchyard.	Outside current programme
Belph	Public realm	Prepare a comprehensive public realm strategy.	Investigate funding sources for environment improvement programme	Outside current programme
Belph	Barns at south of Mill Wood Lane	Secure removal of the two barns through continued discussions with the owner.	Secure the removal of the two barns	Outside current programme
Belph	Public realm	Prepare a comprehensive public realm strategy.	Carry out a public realm strategy.	Outside current programme
Belph	Mill Wood Lane verges	Public realm improvement works	Discuss with the owners / occupants how to achieve improved appearance of grass verges by clearance and maintenance.	Outside current programme
Apsley Grange	Apsley Grange Small outbuilding to the north Mill pond structures	Buildings and structures in need of repair	Monitor situation	Outside current programme
Apsley Grange	The pump	Buildings in need of repair	Should no progress be made with discussions	Outside current

	house			with owner, consider whether it is appropriate to request the Enforcement Team to pursue improvements through a Section 215 Notice.	programme
Stony Houghton	Redundant barn audit	Enhancement Schemes		Undertake audit of farm buildings to establish usage / vacancy to inform efforts to remove derelict and redundant modern farm buildings.	Outside current programme
Stony Houghton	Highway improvement	Enhancement Schemes		Explore sensitive measures for reducing the impact of traffic in the conservation area with Derbyshire County Council Highways and local residents.	Outside current programme
Stony Houghton	Water Lane	Enhancement Schemes		Initiate a programme of action with Derbyshire County Council, appropriate landowners and other relevant stakeholders to restrict the access to the Water Lane bridleway to appropriate uses only and the clearance of vegetation and improved access to enhance the environment of Water Lane and the old sheepwash.	Outside current programme
Hardstoft	Redundant barn audit	Enhancement Schemes		Undertake audit of farm buildings to establish usage / vacancy to inform efforts to remove derelict and redundant modern farm buildings.	Outside current programme
Old Blackwell	Boundary walls audit	Buildings in need of repair		Carry out an audit of the walls in the conservation area.	Outside current programme
Old Blackwell	Highway improvement	Enhancement Schemes		Explore sensitive measures for reducing the impact of traffic in the conservation area with Derbyshire County Council Highways and local residents.	Outside current programme
Old Blackwell	Public	Enhancement Schemes		Prepare a public realm survey and explore	Outside current

	Realm		sensitive measures to enhance the quality of street lighting and paved surfaces with Derbyshire County Council Lighting and Highways, and local residents. Also, consider the options for improving the environment around 'The Ponds' and for alternative uses for the wooden bus shelter.	programme
Newton	Highway improvement	Enhancement Schemes	Explore sensitive measures for reducing the impact of traffic in the conservation area with Derbyshire County Council Highways and local residents.	Outside current programme
Newton	War Memorial	Enhancement Schemes	Explore options for landscaping around the War Memorial to discourage ball games and maintain the character of the area.	Outside current programme

(5) Other Conservation Projects

Project	Description	Start date	Estimated completion
Article 4 Directions	Review of existing Bolsover, Whitwell, Rowthorne and Creswell Model Village Article 4 Directions to determine extent of review required to meet new Regulations	January 2009	April 2010
Article 4 Directions	Undertake photographic surveys for existing areas as required to underpin Enforcement and Monitoring	July 2009	July 2009
Article 4 Directions	Integrate photographic surveys into the Council's database of listed buildings and unlisted buildings of merit	August 2009	April 2010
Article 4 Directions	Draw up new Article 4 Directions for Bolsover, Belph and Creswell Conservation Areas	January 2010	October 2010
Article 4 Directions	Undertake photographic surveys for new areas as required to underpin Enforcement and Monitoring	October 2010	October 2010
British Telecom payphone adoption scheme	Prepare and co-ordinate the Council's response to BT	August 2009	December 2009
New Bolsover Enforcement	Tackle Priority 1 and Priority 2 cases	December 2009	On-going
Buildings at Risk (BAR)	Add updates to BAR register following prep of appraisals - info to DCC	On-going	On-going
Buildings at Risk (BAR)	Tackle one building per annum	September 2008	On-going
Buildings at Risk (BAR)	Est. database to include details of owners, photos, plans	January 2010	On-going
Buildings at Risk (BAR)	Priority list of buildings prepared	January 2010	On-going

Buildings at Risk (BAR)	Letter to selected owners on database	January 2010	On-going
Buildings at Risk (BAR)	Establish project team to meet every 6 months	January 2010	On-going
Historic Building Grant Scheme	Review grant procedure and add to web	October 2010	December 2010
GIS	Review listed buildings data on GIS and provide update to identify curtilage	February 2010	October 2010
Heritage Protection Bill / PPS 15	Prepare report and liaise with DCC on setting up of Historic Environment Record (HER)	January 2011 *	July 2011 *
Heritage Protection Bill / PPS 15	Establish pilot Heritage area partnership with EH for Bolsover Castle	January 2011 *	July 2012 *
Heritage Protection Bill / PPS 15	Prepare report on Heritage Asset Consent	April 2011 *	July 2012 *

* Dates may vary depending on date of enactment of Heritage Protection Act or publication of Planning Policy Statement 15 – Planning for the Historic Environment

SCARCLIFFE CONSERVATION AREA



Appraisal and Management Plan

Consultation Draft

July 2010

This document addresses the following corporate aim:-



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The Parish Church of St Leonard, Scarcliffe

Introduction

- i. Conservation areas are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. A conservation area is defined as 'an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.'
- ii. Section 71 of the same Act requires the Council to formulate and publish proposals for the preservation and enhancement of conservation areas in the district. Section 72 also specifies that, in making a decision on an application for development within a conservation area, special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area.

The Role of Conservation Area Appraisals and Management Plans

- iii. Conservation Area Appraisals and Management Plans do not form part of the Development Plan but do provide part of the evidence base for the emerging Bolsover Local Development Framework documents.
- iv. In addition to this, Bolsover District Council will adopt Conservation Area Appraisals and Management Plans that have been prepared with public participation as a material consideration so that they are taken into account when a determination is to be made under the planning Acts.

Public Participation in the Preparation of the Conservation Area Appraisal and Management Plan

- v. The preparation of this document commenced in March 2010 and has been carried out under the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with the Council's Statement of Community Involvement.
- vi. An initial stakeholder meeting was held at the Hillstown Community Centre, 12 Nesbit Street, Hillstown on 28th April 2010. Local councillors, residents and other stakeholders were invited to the meeting to consider the issues to be included in this draft Appraisal and Management Plan.
- vii. This draft document has been issued for public consultation and written responses are invited. All responses will be recorded and considered prior to preparation of the final document and adoption by the Council.

Content and Document Period

- viii. The document is comprised from two separate but complementary parts:

Part 1) Conservation Area Appraisal

This part defines the character and appearance of the conservation area and identifies those elements which make important contributions to the character and appearance. It also identifies threats that could be detrimental to, and opportunities to enhance, the character and appearance of the conservation area.

As part of the appraisal process listed buildings, unlisted buildings of merit and other features which contribute to the special architectural or historic interest of the area have been identified and are listed in the Features of Interest section. The reader should not assume that omission from this list implies that other features are not of significance.

Part 2) Management Plan

This part includes policies and proposals derived from the contents of the Appraisal that seek to preserve and enhance the character and appearance of the conservation area.

- ix. To remain relevant, Conservation Area Appraisal and Management Plans need to be reviewed and kept up to date. Bolsover District Council intends to review these documents every five years. Therefore, the period of coverage is five years from publication, although the Appraisal and Management Plan will remain relevant beyond this period until reviewed.

Additional Guidance

- x. Additional guidance and advice on conservation areas can be found in the following English Heritage publications:
- ❖ *'Guidance on conservation area appraisals'* (2006)
 - ❖ *'Guidance on the management of conservation areas'* (2006)
- xi. Government policy and guidance relating to the historic environment including historic buildings, conservation areas and archaeology is set out in Planning Policy Statement 5: *Planning for the Historic Environment* (2010) and the accompanying Planning for the Historic Environment Practice Guide (2010).

Part 1: Appraisal

1. Introduction

- 1.1 Scarcliffe is a village which is situated in the parish of Scarcliffe in the district of Bolsover in Derbyshire. The smaller settlement of Palterton lies approximately 1½ kilometres to the west and the market town of Bolsover lies about 2 kilometres to the north west. The larger towns of Chesterfield and Mansfield lie to the north west and south east respectively.
- 1.2 The Scarcliffe Conservation Area was designated by the Council on 7th February 1979 and covers an area of 8 hectares. The boundary of the conservation area encompasses the historic core of the village around the church, along Main Street and Fox Hill but does not include the entire village which extends principally to the west where later development is found. A large proportion of the surrounding land and the two remaining working farms in the village are in the ownership of the Chatsworth Settlement Trustees.
- 1.3 An extension to the conservation area is proposed which would incorporate a terraced row of stone-built cottages dating from the second half of the 19th century. The buildings lie immediately adjacent to the west boundary of the existing conservation area along the south side of Main Street. The buildings are considered to have local historic and vernacular interest sufficient to justify their inclusion in the conservation area. This consultation document sets out the reasons why the Council considers the Scarcliffe Conservation Area should be extended.

2. Summary of Character

- 2.1 The Scarcliffe Conservation Area retains a strong rural character despite the expansion experienced by the village during the 20th century. The relationship between the built environment and wider landscape is obvious and there remains an important farming tradition in the village. Despite the changes to the layout and form of the settlement the survival of a number of buildings which formed the core of the farming community in the 18th and 19th centuries, alongside the parish church, is central to the character of the conservation area.
- 2.2 The general streetscape of the conservation area is enhanced by the mix of building lines and glimpsed views of buildings of different periods, building styles, and construction materials. It is typically representative of a settlement that has evolved over a considerable period of time. The settlement is surrounded by undeveloped land mostly in agricultural use with large areas of woodland in the wider landscape.
- 2.3 The key elements that contribute to the character and appearance of the Scarcliffe Conservation Area are:
- picturesque rural setting on the magnesian limestone plateau
 - undulating agricultural landscape dotted with woodland
 - traditional nucleated settlement pattern
 - areas of archaeological interest
 - traditional estate farmsteads reflect the agricultural origins
 - good examples of vernacular farmhouses, cottages and barns
 - traditional building materials and detailing retained
 - the parish church and churchyard
 - mix of boundary treatments including hedgerows and stone / brick walls
 - mature trees and important open spaces
 - historic road network
 - a network of lanes and public footpaths

3. Historical Development

- 3.1 The magnesian limestone upland has a long and well documented history of human development and settlement from the Palaeolithic era to the present day. During the Iron Age (in Britain from around 700 BC to the start of the Roman occupation in 43 AD) settled agriculture and associated woodland clearance increased and small scattered settlements began to appear – for example, there is archaeological evidence of Romano-British enclosed settlements containing hut circles at Scarcliffe Park Wood.¹ By the time of the Danes' occupation of Derbyshire in the 9th century many of the settlements found today had been firmly established.
- 3.2 To the west of Scarcliffe an ancient ridgeway route ran across the limestone plateau. It entered the county at Newbound Mill, to the south of Pleasley and ran north towards Clowne and onwards to Doncaster. The route may later have become one of the Roman roads which crossed the county heading for York and as such would have been an important strategic link in the wider network of Roman 'streets'.
- 3.3 The line of this route can still be seen in that followed by the B6417 Mansfield / Rotherham Road which passes through the western end of Scarcliffe village near the Horse and Groom Inn. Several places in the local area – Pleasley, Scarcliffe, Elmton and Ault Hucknall - have fields named 'Street Close' which are thought to be markers of the former ancient route.² The 1850 Scarcliffe Parish Tithe Map clearly shows a field called Street Close to the north of the inn (see page 15).
- 3.4 By the time of the Domesday Survey in 1086 a line of small settlements - Bolsover, Palterton, Glapwell - had developed along the limestone escarpment, principally to the west of the ridgeway route where the better quality, more fertile land lay. The land to the east mainly comprised forest and scrub land and just two settlements – Scarcliffe and Houghton - are recorded in the Domesday Book in this area.
- 3.5 Scarcliffe is recorded in the form *Scardeclif* and is believed to be the oldest settlement in the parish. The name is likely to derive from the ridge of limestone that it stands on, although it could also mean "scarred or gashed cliff". There is no mention in the Domesday Book of a church at Scarcliffe and it is thought that Palterton was actually the more important settlement of the two during the early Norman period.
- 3.6 During the reign of Edward the Confessor (1003 – 1066) many of the lands in north east Derbyshire had been held by the Saxon nobles Wulfric Spott and the brothers Levenot (Leofnoth) and Leuric (Leofric). By 1086 the manors of Scarcliffe and Palterton were both held by Ralph Fitzhubert as tenant-in-chief of the king. Fitzhubert was an ancestor of the Frecheville family who took

¹ Pevsner (1986) *The Buildings of England: Derbyshire*

² Hey (2008) *Derbyshire: A History*

possession of the estates through the marriage in 1175 of Anker de Frecheville to the heiress of Ralph Fitzhubert's grandson, Hubert Fitzralph. The Frechevilles continued to possess a number of estates in Derbyshire until the title became extinct in 1682 during the reign of Charles II.

- 3.7 In the time of Hubert Fitzralph the original church was built at Scarcliffe and a chapel at Palterton, although no traces remain of the latter. Both were gifted to Darley Abbey by Fitzralph shortly after its foundation in 1140 – the gifts were later confirmed in 1243 by Ralph de Frecheville (Fitzralph's grandson). The church is dedicated to St Leonard, although it may be that the original dedication was to St Giles.³

Local Point of Interest

The church contains a 13th century alabaster effigy of a woman, thought to be Constantia de Frecheville (d. 1175) with a child in her arms, her head resting on a lion and her feet on a dog. There is a long scroll of rhymed Latin verse. The memorial is considered to be one of the most interesting in the county and was conserved a few years ago.

Local legend has it that Lady Constantia, with her child, was lost in the nearby woods at dusk and was guided to safety by the sound of Scarcliffe's curfew bell. In gratitude she gifted five acres of land to the village, the rent from which was to be set aside for providing the parish with bell ropes so that the curfew bell could be rung forever. According to Bulmer (1895) the land set aside was called 'Bell Rope Land'.⁴

It is still the tradition in the village to ring the curfew bell for three weeks either side of Christmas.

- 3.8 The Taxation Roll of Pope Nicholas IV in 1291 describes Scarcliffe as an "ecclesia", (i.e. a church or congregation without a resident vicar), worth £12 per annum. However, the rectorial tithes were later appropriated to the abbot and canons of Darley Abbey and Scarcliffe then made a vicarage. The first recorded vicar was Nicholas de Kersyngton who was succeeded by Peter de Derby in 1341. When the *Valor Ecclesiasticus* of Henry VIII was undertaken in 1535 it is recorded that Thomas Peace (or Peasse) held the vicarage of Scarcliffe then described as being worth £5 a year.
- 3.9 At the Dissolution of the monasteries in 1544 Sir Thomas Leake obtained a considerable share of the spoils in this part of the country and the king granted him the rectory of Scarcliffe and also Scarcliffe Grange, then in the possession of William and John Pearse.
- 3.10 Landownership in the area changed hands several times during the next two centuries and little detail is readily available – George Pierrepont was in possession of estates, which included Scarcliffe and Whaley, prior to 1690

³ Cox (1875) *Notes on the Churches of Derbyshire*

⁴ Bulmer (1895) *Directory of Chesterfield and N.E. Derbyshire*

when he sold the land to Sir Peter Apsley. On the death of Sir Peter Apsley, or possibly on the marriage of his daughter Catherine to Allen Bathurst in 1704, the estate passed to her and so to the Bathurst family who became substantial and influential landowners in the area – by 1717 they owned large estates in Scarcliffe, Langwith, Nether Langwith and Cuckney.

- 3.11 In 1732 Benjamin Bathurst, the son of Catherine and Allen, married and was given the estate for his lifetime. However, he died in 1767 and the estate returned to his father who was created Earl Bathurst in 1772. He also carried the second title of Lord Apsley and his son, the 2nd Lord Apsley had Apsley House built in London which later became the main residence of the Duke of Wellington. The Bathurst's retained most of their lands in Derbyshire until the early 20th century before they were sold to the Duke of Devonshire.
- 3.12 Under the control of the Bathurst family the parish of Scarcliffe and neighbouring areas witnessed considerable changes during the 18th and 19th centuries as the primary industry of agriculture underwent marked development. Many of the buildings in the village date from this period and it would have been a period of relative prosperity when the settlement expanded.
- 3.13 Across the country the former open field system of farming was giving way to the enclosure movement – at Scarcliffe and Palterton 550 acres of open field and 420 acres of waste / common land were enclosed by act of parliament in 1726. This was principally driven by the desire of the landowners to increase the revenue from each acre of land. Many of the field boundaries established during this period still exist.
- 3.14 At the same time there was the widespread extension of farm mechanisation and the adoption of industrial and scientific principles to the accommodation and feeding of increasing numbers of livestock. The layout and function of farm buildings changed leading to the development of many of the estate farms seen today with the farm buildings ranged around a central courtyard, again, a move towards greater efficiency in farming methods.
- 3.15 So, for many centuries Scarcliffe had been exclusively an agricultural community. The opening of the collieries in the Derbyshire Coalfield in the mid- to late 19th century brought further significant change to the village. The 1891 Census recorded that there were 64 households in Scarcliffe – the occupations of the heads of those households are recorded as: 26 farmers, farm labourers, woodsmen and other occupations connected with agriculture and work on the land. A further 18 stated that they worked as miners, colliery labourers and other work connected with the mining industry and who were probably working at nearby Langwith Colliery.
- 3.16 In addition, there were two public houses, The Horse and Groom Inn and the Elm Tree Inn, both of which still exist. There was also a butcher and a greengrocer / fishmonger and there may also have been a grocer's shop. Later there was a Post Office. None of these facilities now exist.

- 3.17 The village school was built in 1868 and enlarged in 1894. It has also been extended further during the 20th century. Bulmer's 1895 Directory of Derbyshire records that it was built by subscription and had two departments - mixed and infants. About 200 children attended.
- 3.18 There was a small chapel built for the Primitive Methodists in 1858. This was located on Langwith Road at the bottom of Fox Hill, near the Elm Tree Inn and is still shown on the Ordnance Survey map of 1938-1946. Primitive Methodism was a major movement in English Methodism from about 1810 until the Methodist Union in 1932.
- 3.19 In 1891 the Bill for the Lancashire, Derbyshire & East Coast Railway (LD&ECR) was passed by Parliament. Its main driving force had been William Arkwright of nearby Sutton Scarsdale who wanted to develop the coal reserves on his estates east of Chesterfield. The line was planned to run westwards to Warrington and eastwards to the docks at Sutton-on-Sea, with branches to Sheffield and Manchester. The central section from Chesterfield to Lincoln was the only section that was ever built due to a lack of funding.
- 3.20 The main line was opened in 1897 and coal was the main traffic with relatively infrequent passenger services. The LD&ECR was taken over by the Great Central Railway (GCR) in 1907 which put in connections to its own main line at Duckmanton. On-going problems with the 2,399 metre (2,624 yards) long Bolsover Tunnel, which the line entered at Scarcliffe, led to its final closure in 1957. The deep cutting that lies to the south of Scarcliffe is still clearly visible from the footpath running south from Main Street. Access to the Bolsover Tunnel is no longer possible and the old disused stretch of track bed is now overgrown.

4. Archaeology

- 4.1 Archaeological sites are diverse in form, ranging from important buildings to scatters of flint and sites of individual artefacts. Archaeological sites and artefacts are a finite resource and once lost the opportunities for understanding more about the past are lost forever. It is therefore important to ensure they are identified and, where appropriate, protected.
- 4.2 The most important archaeological sites are designated as Scheduled Ancient Monuments which receive protection under the Ancient Monuments and Archaeological Areas Act 1979. No scheduled ancient monuments are recorded within or in close proximity to the conservation area.
- 4.3 The county Historic Environment Record (HER) is the principal source of information about unscheduled archaeological sites and finds in Derbyshire. There are currently six records relating to sites or finds in or within close proximity of the conservation area:
- The Church of St Leonard, Main Street (HER 12313)
 - Former Primitive Methodist Chapel, Fox Hill (HER 29219)
 - Artefact scatter (various periods), south west of Station Road (HER 12322)
 - Earthworks, north east of village (HER 29222)
 - Route of Lancashire, Derbyshire and East Coast Railway (HER 99006)
 - Historic routeway from Nottinghamshire to Yorkshire (HER 99025)

These features are identified on the Features of Interest plan (page 47).

- 4.4 There are an additional number of sites recorded on the HER which lie to the south of Scarcliffe where archaeological finds, mainly flint and artefact scatters, have been discovered. These all attest to a rich archaeological heritage in the wider area.

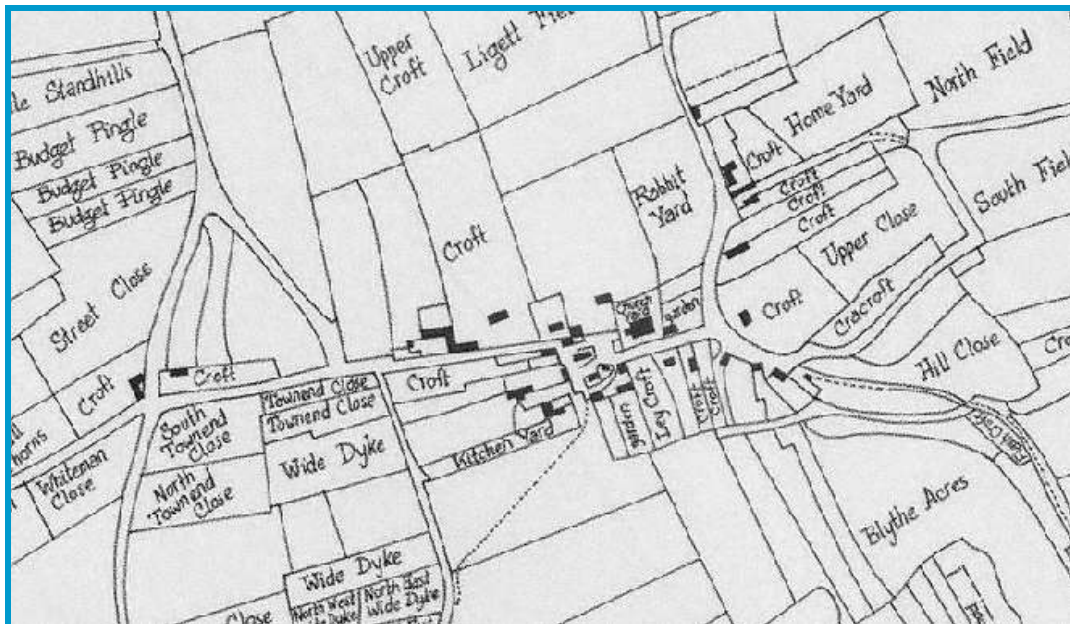
Area of Special Archaeological Interest – Medieval Settlement

- 4.5 Scarcliffe is recognised as one of the settlements in the district of Bolsover that has potential for medieval archaeology. The central core of the village around the Late Norman / Early English church, on either side of Main Street, as well as part of Station Road and Fox Hill is considered to be particularly important.
- 4.6 The Council's Supplementary Planning Document, *The Historic Environment* (2006), identifies the boundaries of the core medieval settlements in the district based on early map evidence prior to 19th century coal mining development. Together with the HER these boundaries provide a more systematic means of identifying archaeological potential. The area of special archaeological interest is shown on the Features of Interest plan.
- 4.7 Inside the core medieval settlements any development that is likely to disturb the ground will be referred to the Development Control Archaeologist at

Derbyshire County Council so that proposals can be evaluated for their impact on archaeology.

The Post-Medieval Settlement

- 4.8 By comparing the form of the local road network, field boundaries, location of buildings, and other features using a succession of maps it is possible to see how the village of Scarcliffe has changed over the last 150+ years.
- 4.9 The earliest available maps include Sanderson's survey of 1835 and the Parish Tithe Map dated 1850. These show quite clearly the layout of the village and main buildings and the pattern of enclosed fields that had been established during the course of the previous century.

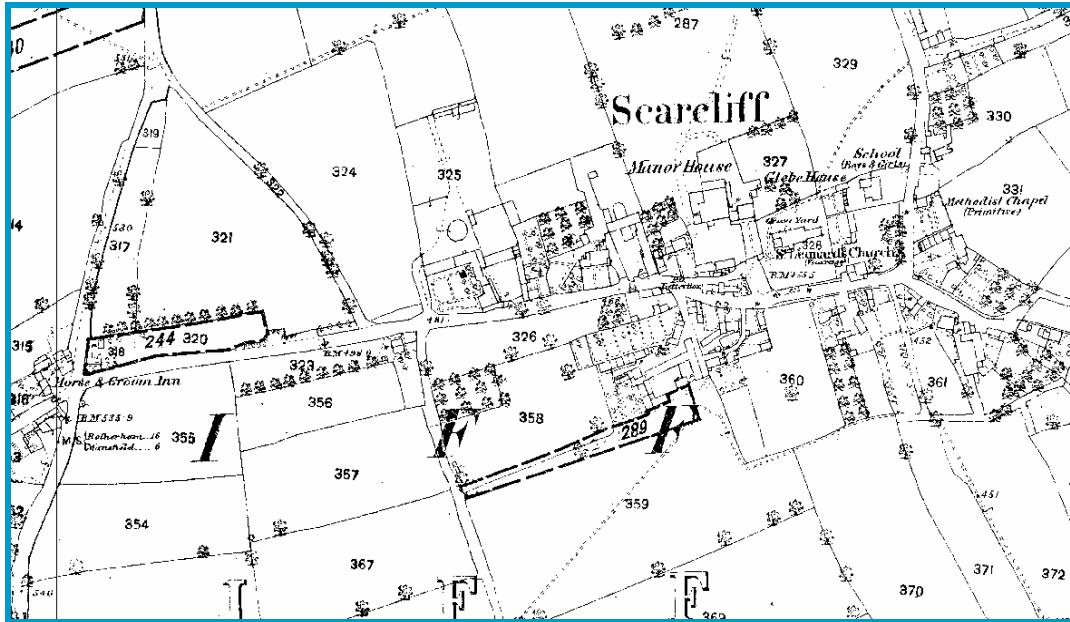


Extract from the 1850 Scarcliffe Parish Tithe Map

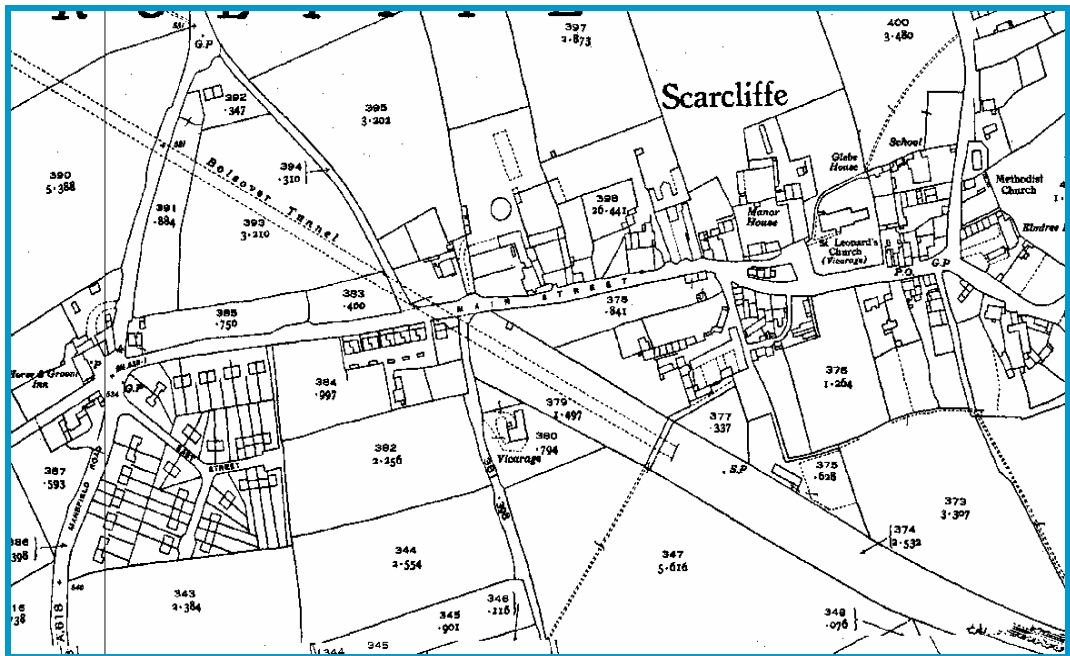
- 4.10 Later Ordnance Survey maps reveal how over the following decades the agricultural community of Scarcliffe changed in response to factors such as the development of the coal industry in the area and the opening of the Lancashire, Derbyshire & East Coast Railway in 1897. During this period the village acquired a Primitive Methodist Chapel (1858), its primary school (1868), vicarage (1890s), post office, and later housing development spreading along Main Street towards the Horse and Groom Inn.⁵
- 4.11 The degree of change witnessed around the eastern end of Main Street with the loss of some buildings (e.g. The Manor House and Rose Cottages) and the building of others is noticeable. Devonshire Cottages, to the west of the church, were built in the 1960s on the site of the former Manor House and there has been successive incremental development, particularly along the

⁵ It is possible that Main Street was once called Church Street, although available historical records cannot confirm this

southern side of Main Street and within the area known as Malt House Yard. Overall, this has produced a more complex and tight-knit settlement pattern.



Extract from 1875-1877 Ordnance Survey



Extract from 1938-1946 Ordnance Survey

- 4.12 Despite the level of change experienced by the village it is clear from the maps that the basic morphology and geography of Scarcliffe has remained relatively constant – for instance, the road layout seen today is essentially the same as that existing almost two centuries ago and most probably has existed in this basic form for considerably longer.

5. Key Elements of the Conservation Area

- 5.1 The Appraisal analyses the special character of the conservation area as a whole. However, the unique character of a place is formed from a composite of different elements ranging from the broad-scale influence of the landscape to the local features of the street-scene and architectural detailing of individual buildings. Identifying the key elements of a place helps to focus on the special characteristics of that place and highlight any management issues.

Key Element - Landscape Setting and Views

- 5.2 As a rural village where farming has played a fundamental role in the origins and development of the settlement, the relationship between the built environment and the wider landscape in which it sits is integral to the character of Scarcliffe. This connection is strengthened by views into and from the conservation area.
- 5.3 At a broad-scale Scarcliffe is framed by the wider magnesian limestone plateau which is sandwiched between the lower-lying Derbyshire coalfields to the west and the Nottinghamshire farmlands to the east. The settlement sits at a height of about 140m – 150m AOD. The Derbyshire Landscape Character Assessment defines the area as being strongly influenced by its underlying geology, which forms a pleasant open and gently undulating landscape often with distant and broad views. Occasional woodlands and small limestone villages are also characteristic features.⁶
- 5.5 The limestone plateau, once extensively covered by dense woodland was progressively cleared for farming from Neolithic times. By the 9th century most of the settlements had been established. Arable farming is now the dominant land use due to the fertile relatively free draining soils allied with the gentle topography. The fields are generally defined by well established hedgerows and many contain mature hedgerow trees – some of the field boundaries seen today represent those laid down as part of the original enclosure movement in this area in the mid 18th century.
- 5.6 The surviving scattered woodlands, copses and linear tree-belts, which are both the fragmented remains of the pre-industrial landscape and later planted estate woodlands form important habitats, corridors or stepping stones for nature conservation. Roseland Wood, Langwith Wood and Birch Hill Plantation are particularly prominent in the landscape surrounding Scarcliffe, whilst further afield to the north east lies the former medieval deer park of Scarcliffe Park Wood.
- 5.7 The source of the River Poulter rises to the south of Scarcliffe at Poulter Well before heading eastwards through Birch Hill Plantation towards Langwith. The Poulter is a tributary of the River Idle in Nottinghamshire.

⁶ Derbyshire County Council (2007) *The Landscape Character of Derbyshire*, pp.119-126

Views into the conservation area

- 5.8 The nature of the local topography and position of Scarcliffe nestled in the undulating rural landscape is conducive to some intermittent mid- and long distance views of the settlement, particularly when approaching along footpaths across open farmland to the south and from the north east on the elevated approach along Fox Hill from the A632. Views of the crenellated stone tower of the parish church and the mix of stone and red brick buildings clustered together with roofs comprising slate and pantile add considerably to the character and appearance of Scarcliffe.



View of Scarcliffe from adjacent fields to the south west



View looking east from Gang Lane

- 5.9 Long distance views from other directions tend to be more restricted due to the nature of the topography and presence of intervening mature hedgerows, trees and a range of modern development. Some good panoramic views of Scarcliffe can be obtained from the public footpath (Scarcliffe FP26) which runs across fields to the north of the settlement on land at a slightly higher

elevation. However, the collection of modern farm buildings to the rear of Hall Farm and Manor Farm tend to dominate the field of vision and restricts views of the older settlement from this direction. The further proliferation of large-scale agricultural buildings on the edge of the conservation area could have a detrimental impact on the character and appearance of the conservation area due to their visual prominence.



View south from footpath FP26

Views from the conservation area

- 5.10 Views of the surrounding countryside from within the conservation area are limited from many locations, particularly from the central core of the settlement along Main Street. The combination of topography, the pattern and alignment of development and presence of mature hedgerows and trees means that only intermittent, fleeting glimpses of the landscape beyond are possible.
- 5.11 Where clear sight-lines can be obtained from a few locations, such as across the area of open land opposite Manor Farm, and the area around Malt House Yard, those views are important in setting the conservation area in its wider landscape context.



View from Main Street looking south across open land

Large-scale development in the wider landscape

- 5.12 Due to the rural nature of Scarcliffe and the specific attributes which are considered to be important in defining the character and appearance of the conservation area, it is considered that large-scale developments, for example wind turbines, within the vicinity of the conservation area are likely to have an impact on the character and appearance of the conservation area.
- 5.13 Planning Policy Statement 5 – Planning and the Historic Environment (March 2010) states that “in decision-making local planning authorities should seek to identify and assess the particular significance of any element of the historic environment that may be affected by the relevant proposal (including by development affecting the setting of a heritage asset)”.
- 5.14 Therefore, applicants for such developments will be expected to demonstrate how any development would impact on the conservation area in their Environmental Impact Assessment. The Council will then consider the impact on the conservation area alongside other national and local policy considerations before determining the application.



View from Scarcliffe looking south

Key Element - Settlement Pattern and Layout

- 5.15 The plan form of Scarcliffe is very much that of a linear village, trending west to east with a relatively narrow zone of built development along either side of the main street. It is apparent that the local topography has influenced the pattern of settlement with development tending to follow the contours of the shallow valley which runs from slightly higher land at the western end of the conservation area (150m AOD) to a low point near the Elm Tree Inn and the bottom of Fox Hill (136m AOD).

- 5.16 To the north and east the land rises slightly, particularly along Fox Hill which becomes quite steep as it exits the village. There is also a slight rise in the level of the land on the southern edge of the settlement before it dips southwards towards the River Poulter about 1 kilometre away. The church stands on an area of raised land to the north of Main Street and its tower is a significant landmark in the area.
- 5.17 The early development of Scarcliffe would have taken the form of a typical nucleated village in that the core of the village is located around the church. Nucleated villages are one of the main settlement types traditionally seen in the English countryside where the settlement develops around a central point, such as a village green or church, with properties built along a main street with tofts (plots) on either side. Later phases of development have given the settlement more of an elongated plan form extending it westwards towards the Horse and Groom Inn and B6417.
- 5.18 In nucleated villages farmsteads were often sited within the village, surrounded by extensive communally farmed open fields. These were subject to amalgamation and enclosure by tenants and landlords from the 14th century onwards and new farmsteads were often created within the new enclosures. The main enclosure movement in the parish of Scarcliffe occurred after 1726 and would have had a major influence on the pattern of development during the mid 18th century right through to the late 19th century when a second period of change occurred with the development of the coal-mining industry.
- 5.19 The consequence of these periods of population growth and the physical expansion of Scarcliffe into a fairly sizeable village has tended to dilute the strong rural character of the settlement, particularly towards the western end of the village. However, the central core along Main Street still displays strong areas of architectural and historic character. This area is interspersed with more recent developments, such as the small housing estate adjacent the church called Devonshire Cottages which was built in the 1960s. There is also peppered infill development along the south side of Main Street. These buildings are on the whole of no special architectural or historic merit and either have a neutral impact or tend to detract from the overall character of the conservation area.
- 5.20 Internal views of the street-scene along the roads and lanes through the conservation area, bordered by mature trees and boundary treatments comprising a mix of hedgerows and boundary walls tend to reflect the rural nature of the conservation area. Intermittent gaps in hedgerows and between buildings allow fleeting glimpses of the wider countryside which fringes the settlement.



A selection of internal views of Scarcliffe

5.21 Access into the village from the B6417 to the west and A632 to the north is along relatively narrow local roads, principally Main Street and Langwith Road / Fox Hill. Budget Lane, which is a single lane road edged with mature hedgerows, gives alternative access to and from the B6417 at the west end of the conservation area.



Approaching Scarcliffe from the north along the B6417 and Budget Lane

- 5.22 Within the conservation area there is a network of narrow rural lanes, such as Gang Lane, Wood Lane, Lidget Lane and Carcroft Lane which radiate from Main Street and Fox Hill.⁷ These lanes are narrow and unmade, without pavements and provide access from the village into the surrounding countryside via a series of designated footpaths.



Gang Lane approaching Scarcliffe

- 5.23 The lanes can be clearly identified on the 1850 Tithe Map and early Ordnance Survey maps and it is likely that they once had more significance, in terms of connecting Scarcliffe to neighbouring communities, than they do now. Station Road for instance, which lies at the eastern end of the village, once provided access to Scarcliffe Station which was located just outside the village. Prior to the construction of the railway and station buildings in 1897 it was an

⁷ It has been suggested that Gang Lane was named for the gangs of navvies that worked in the village during construction of the Bolsover Tunnel in the 1890s. However, the Ordnance Survey plan of 1875-77 show that Gang Lane was already named at that time. The origin of the name is unclear.

unnamed track which headed out of the village towards Langwith Wood and the River Poulter.

- 5.24 The network of local roads and lanes has therefore remained largely unaltered since at least the early 19th century and is therefore considered to be of historical importance. As such, the overall geography and character of the road network should be maintained.
- 5.25 Because Scarcliffe is slightly distanced from the B6417 and A632 the local roads through the conservation area do not seem to be significantly adversely affected by highway issues such as the speed of vehicles or access by large vehicles which might struggle to negotiate the narrow roads. However, it has been identified that there are problems associated with the dropping off and collection of children at the village primary school. This can cause disruption to the passage of traffic, particularly farm vehicles, due to the narrow nature of the local roads. There is considered to be an associated detrimental impact on the character and appearance of the conservation area through the indiscriminate parking of cars.
- 5.26 It would be beneficial to consider ways in which these specific problems can be mitigated and/or reduced. Action will need to be undertaken in consultation with Derbyshire County Council Highway and Education Departments and the governors and head teacher of the school. Any proposed solutions will need to take into account the historic nature of the road layout.

THREAT 1

Car parking associated with children being dropped off and collected from Scarcliffe Primary School can lead to problems of obstruction for other road users.

OPPORTUNITY 1

Explore opportunities for improved parking facilities and/or traffic reduction measures in collaboration with Derbyshire County Council Highway and Education Departments, the school governors and local residents.

Development within and adjoining the conservation area

- 5.27 Scarcliffe has seen a significant amount of infill and backland development within and adjacent to the conservation area. Development that occurred in the 1960s and 1970s before designation of the conservation area, such as Devonshire Cottages and infill development along Station Road and Fox Hill, is particularly noticeable. More recently since designation there has been a series of residential developments to the south of Main Street.
- 5.28 This succession of development has introduced a number of modern and uncharacteristic buildings into the conservation area, although the use of more characteristic materials within recent developments has led to more

sympathetic introductions to the conservation area. However, the impact of these developments collectively has been to dilute the special character and appearance of parts of the conservation area.

- 5.29 Additionally, a number of former traditional outbuildings have been converted to residential properties and traditional cottages have been extended and/or modernised. This is inevitable considering the changing building traditions and tastes of society over a period of two centuries or more. Again, some of the external alterations are sympathetic in terms of style and use of materials but not all achieve the same degree of success in maintaining or enhancing the character of the conservation area.



Modern infill and backland development to the south of Main Street

THREAT 2

Further intensification of built development within the conservation area would generally be considered to detract from the character and appearance of the conservation area. Any proposed new development should be designed to relate to the existing scale and style of buildings in the conservation area.

- 5.30 The preservation or enhancement of the conservation area should also be a material consideration in the assessment of development proposals which are located immediately outside the conservation area, but which could affect its setting or views into or out of the conservation area.

THREAT 3

Development immediately outside the conservation area, in particular in areas of open countryside, could have a detrimental impact on the character and appearance of the conservation area.

Key Element - Traditional Building Materials and Details

- 5.31 The contribution that the buildings and other structures make to the character of the conservation area in large part relates to their age and the survival of traditional building materials and architectural details such as coped gables, moulded kneelers and stone cills and lintels. These features and the scale of the buildings tend to reflect the local vernacular style of building.
- 5.32 It is very easy however to undertake inappropriate alterations and/or use materials that are not sympathetic to the existing building when carrying out repairs or alterations to historic buildings. This can detract from the character and appearance of the conservation area and can remove the historical narrative on display. As a general rule any repairs or alterations to historic buildings should be carried out using materials selected to match the original materials as closely as possible.
- 5.33 The addition of modern fixtures and fittings, satellite receivers and aerials, CCTV camera systems, alarm boxes, external lighting and renewable energy devices can also detract from the intrinsic quality and value of historic buildings. In most cases these fixtures can be located in less conspicuous locations on the building.
- 5.34 Unauthorised alterations or new building carried out without the benefit of planning permission or permitted development rights could lead ultimately to enforcement action by the Council. It is therefore always advisable to check with the Council before undertaking work to a historic building.

Building materials

- 5.35 The main traditional building material on display in the conservation area is stone, particularly magnesian limestone which reflects the influence of local geology on the construction of vernacular buildings. Until the mid- to late 19th century stone was also used for the construction of many ancillary structures, such as barns, outbuildings and boundary walls. The widespread use of stone provides a strong unifying element in the Scarcliffe Conservation Area.
- 5.36 Magnesian limestone can vary in colour from pink to a creamy, buff colour, although the stone tends to weather to a pale grey colour. As a general guide, buildings constructed of narrow courses of stone tend to pre-date those where larger, more regular sized blocks are used. Due to the quality of the stone for carving it was often used as a dressing material for architectural and sculptural detailing.
- 5.37 The distinctive texture and colour of the stone should be carefully considered when planning repairs or alterations to existing stone buildings and materials should be selected to match the originals as closely as possible.



Evidence of modern stone repairs, Church of St Leonard

- 5.38 Brick was used increasingly from the mid 19th century onwards and eventually became a mass-produced and therefore cheaper alternative to stone. Initially bricks would have been used on a smaller-scale for constructing outbuildings, extensions and chimney stacks, and for repairs to older stone buildings. Many of the stone buildings in the conservation area have brick-built chimneys.
- 5.39 There are a number of buildings in the conservation area that are constructed in red brick, including particularly impressive examples such as The Old Vicarage on Gang Lane and Vale House and the Old Post Office on Main Street. They are distinguishable from their neighbours not just in terms of the use of materials but also in their scale and period styling.
- 5.40 Traditional buildings and walls will require re-pointing at some time. If a cement-based mortar mix is used, if excessive mortar is smeared over the surface of the stone or brick, or if strap pointing occurs, this can be detrimental to the structural integrity and appearance of the stone or brickwork and detracts from the character and appearance of the conservation area. Pointing should be carried out using a lime-based mortar with a flush finish.

Roofing materials

- 5.41 The buildings in the conservation area display a range of roofing materials which in part reflects the different ages of the buildings and their respective uses. No single roofing material dominates although natural slate roofs are particularly evident on many of the cottages, farmhouses and Victorian buildings whilst a number of the traditional agricultural buildings and modern conversions of former outbuildings are roofed in red pantiles. Because no single material dominates it has the effect of adding variety to views of the conservation area and the general street-scene.



Variety in the type of roofing materials

- 5.42 The colour of the roofing materials also contrasts well with the stone and brick buildings. The roofs are considered to be an important feature of architectural, historic and visual interest reflecting the building traditions of Derbyshire.
- 5.43 The replacement of traditional roof coverings with concrete tiles and other modern alternatives can lead to a building losing an element of its individual character. Similarly, the use of non-traditional roofing materials on new buildings in the conservation area will generally have an adverse effect on the character of the conservation area. Flattening roof slopes and adding incongruous features would also detract from the character and appearance of the area.
- 5.44 Conversely, the replacement of concrete tiles and other modern alternatives with traditional roofing materials will enhance the character and appearance of the individual building and the wider area.

Rainwater goods

- 5.45 The efficient disposal of water is essential to the well-being of all buildings. Before the 18th century many vernacular buildings did not have rainwater goods and the water would have been shed away from the buildings by deep overhanging eaves.
- 5.46 If the rainwater goods (gutters, hoppers, downpipes etc) work correctly water should be prevented from penetrating the built fabric. Cast iron has traditionally been one of the most popular materials for the manufacture of rainwater goods.
- 5.47 In most cases rainwater goods are fixed directly to the masonry on rise and fall brackets with no fascias or barge boards. Where traditional cast iron rainwater goods remain in place, such as on the church, Hall Farm and Manor Farmhouse they contribute to the character and appearance of the building and should be retained.

- 5.48 Faulty rainwater goods should be repaired if possible to prevent problems escalating. If the original rainwater goods need to be replaced then this should be carried out on a like for like basis. Plastic rainwater goods should not be used to replace cast iron. For extensions and new buildings in the conservation area, fitting cast metal rainwater goods instead of plastic examples would contribute to the character of the area.

Windows and doors

- 5.49 Windows and doors are key features which influence the overall appearance of a building and they make a significant contribution to the character and appearance of the area. There is a wide variety of windows and doors on display in the conservation area.
- 5.50 Where original windows and doors remain they should be retained and repaired if possible. Replacements should accurately replicate the originals in terms of materials, detailed design and paint finish.
- 5.51 The introduction of different window designs, staining colour and glazing patterns affect the appearance of the building and of the area as a whole. Generally, modern windows, particularly uPVC models, do not replicate the thickness and moulding of traditional glazing bars, the size and arrangement of panes and the size of window frames. Therefore, decisions about window type and glazing need to be carefully considered.
- 5.52 A variety of window and door styles have been introduced in Scarcliffe which are non-traditional and uPVC replacement windows and doors are evident on a significant number of the properties. Although a large number of the properties cannot be readily viewed from the public realm, from a conservation perspective these alterations detract from the character and appearance of the conservation area.

THREAT 4

The loss of traditional features through the replacement of roof coverings, rainwater goods, windows and doors with non-traditional materials and styles would be detrimental to the character and appearance of the conservation area.

OPPORTUNITY 2

The re-instatement of traditional designs and materials for features such as windows, doors and roof coverings would enhance the character of the buildings and the conservation area as a whole.

Key Element – Buildings of Interest

- 5.53 Scarcliffe has witnessed several phases of development and, as a result, the conservation area comprises a range of buildings spanning different periods. Building types include traditional late 18th and early 19th century cottages and farmhouses, with a broad selection of ancillary outbuildings, the parish church, and an eclectic mix of 19th and 20th century buildings. The oldest buildings in the conservation area can be seen on the 1850 Tithe Map and include Manor Farm, Hall Farm, Wardley's Farm, the Elm Tree Inn and a number of other cottages situated along Main Street.
- 5.54 The style and detailing of individual buildings reflects the changing tastes, requirements and use of different materials over time. The variety of building types, scale, massing, and design found in the Scarcliffe Conservation Area provides the settlement with visual interest.
- 5.55 The majority of buildings in the conservation area would appear to be maintained in a good or reasonable state of repair and there is clearly empathy amongst many residents of Scarcliffe with the principles of conservation of the built environment.

Listed Buildings

- 5.56 A listed building is one that is included on the Government's Statutory List of Buildings of Special Architectural or Historic Interest. These buildings are protected by law and consent is normally required from the local planning authority before any works of alteration, extension or demolition can be undertaken. The listed buildings in the conservation area are identified on the Features of Interest Plan (page 47).

Church of St Leonard, Main Street - Grade II*

- 5.57 St Leonard's Church is a Grade II* listed building and was listed in 1966. It consists of a west tower, nave with north aisle, gabled south porch, and chancel. The vestry forms an extension to the north aisle to the rear of the tower.
- 5.58 The building is medieval in origin, dating mainly from the 12th century, but the tower was added later, possibly in the 13th century, and then substantially rebuilt in 1842. Other major restoration work dates from the 19th century and more recent external conservation work is also evident around the church.
- 5.59 It is constructed of coursed squared stone with ashlar dressings. Pevsner (1986) notes that some Norman detail survives in the south doorway but the greater part of the fabric, excepting the tower, is Early English in origin. The tower consists of four stages with a battlemented parapet and four pinnacles (replaced in 1991). On the south side of the tower there is a sundial which is thought to date from 1746 and a circular clock which was presented by Earl Bathurst in 1869. The south-side of the nave is also battlemented. The

irregular pattern of fenestration on the south face of the church attests to the range of alterations it has witnessed throughout its history. The roofs are a mixture of both lead and Welsh slate.



Church of St Leonard

- 5.60 The church stands on higher ground above Main Street and the buildings opposite. It is set back some distance from the road within a broad grassed area bounded by a stone retaining wall and mature trees. This area, along with the graveyard which is located to the rear of the church, is considered to be an important open space in the conservation area.



The churchyard, Church of St Leonard



The War Memorial

Local Point of Interest

Within the churchyard there is a war memorial dedicated to the memory of four servicemen from Scarcliffe who gave their lives in the First and Second World Wars.

Manor Farmhouse, No.25 Main Street – Grade II

- 5.61 The two-storey farmhouse dates from the early 19th century and was listed in 1989. It is built from coursed squared stone with ashlar dressings. The building has a pantile roof with brick chimney stacks at the gables. The gables are coped with plain kneelers.
- 5.62 The south elevation which faces Main Street displays three symmetrical bays and there is a central two-storey gabled porch. There are narrow vertical sliding sash windows above the doorway. It is flanked on each side by two tiers of sash windows.



Manor Farmhouse and traditional outbuildings

- 5.63 There is a low stone wall which marks the roadside boundary of the property with a cast iron gate. To the rear of the farmhouse there are a number of ancillary farm buildings comprising a range of traditional stone barns around a central courtyard. This is a well-established farm owned by the Chatsworth

Settlement Trustees. The farmyard displays a mixture of traditional and modern farm buildings – the modern buildings are located to the rear of the farm yard away from Main Street and largely hidden from view from within the conservation area.



Mix of outbuildings to the rear of Manor Farm

Hall Farmhouse, No.29 Main Street – Grade II

- 5.64 The two-storey farmhouse dates from the early 19th century and was listed in 1989. It is built from coursed squared stone with ashlar dressings. The farmhouse has a Welsh slate roof with brick ridge and gable chimney stacks. The gables are coped with plain kneelers.
- 5.65 The south elevation which faces Main Street displays four bays. The ground floor has three sash windows with two doorways between them. The doorways have plain ashlar surrounds. There are four sash windows at first floor level.



Hall Farmhouse

- 5.66 There is a low stone wall which marks the roadside boundary of the property with a cast iron gate. To the rear of the farmhouse there are a number of ancillary farm buildings comprising a range of traditional stone barns around a central courtyard. Not all of the buildings are included in the conservation area.

Unlisted Buildings and Structures of Merit

- 5.67 Within the conservation area a number of buildings have been identified as Unlisted Buildings of Merit. This category recognises those buildings where their style, detailing and use of building materials is traditional in character and they provide interest and variety to the street-scene. For these reasons the buildings are considered to make a positive contribution to the character and appearance of the conservation area.
- 5.68 In some instances it is recognised that the buildings have undergone changes or alterations that may have diminished their original traditional character. However, even in those cases where the changes are relatively significant the building may still warrant the designation of Unlisted Building of Merit because the alterations can often be reversible – replacing uPVC windows with timber frames to the traditional design is one example. Similarly, where the roofs of traditional outbuildings have been replaced with corrugated metal or asbestos sheeting it may be possible to reinstate the original type of roof covering.
- 5.69 In some cases the Council may be able to offer financial assistance in the form of a Historic Building Grant to encourage works to historic buildings that would retain or recapture the traditional features and character of the building. More information on the availability and scope of Historic Building Grants is available in the Management Plan section of this document, or alternatively on the Council's website at: www.bolsover.gov.uk.
- 5.70 Where a building has been heavily altered and the building has lost a significant part of its traditional character it is not included in this category. Similarly, modern buildings are generally excluded because they normally lack a historical context. This does not mean that modern buildings cannot contribute to the character or appearance of the conservation area – the use of characteristic materials, scale, form, building styles and detailing can reflect the traditional character of the neighbouring buildings without becoming a pastiche. There are a number of good examples of sympathetically designed modern buildings which respect the character and appearance of the conservation area.
- 5.71 The buildings and structures that have been identified as Unlisted Buildings of Merit in the Scarcliffe Conservation Area are listed in the Features of Interest section. The following photographs show the variety of building types and materials on display in the conservation area.



Station Farm, Station Road



The Elm Tree Inn



Wardley House Farm, Station Road



Vale House, Main Street



The Old Post Office, 47 Main Street



Church Cottage, 100 Main Street



80a Main Street



The Old Vicarage, Gang Lane



Manor Lodge, 23 Main Street



52 Main Street



82 and 84 Main Street



Former Methodist Chapel, Fox Hill

Key Element – Features of the Public Realm

- 5.72 The quality of the local environment and the public realm are important elements of an area and the way in which streets, street furniture and open spaces are designed and managed is often essential to giving a place an identity and character. In the Scarcliffe Conservation Area there are a number of features of the public realm which are considered to be of importance.

Boundary walls and hedgerows

- 5.73 The majority of the plot and roadside boundaries in the conservation area are defined by a mix of traditional stone walls and hedgerows. Brick-built boundary walls are also found although they are less prevalent. The boundary treatments help to provide continuity in the streetscape and are a key characteristic of the area which add considerably to the character and appearance of the conservation area.
- 5.74 The boundary walls are generally well maintained throughout the conservation area. There are a small number of areas where discrete sections appear to be deteriorating, mainly through the erosion of mortar joints and their loss would detract from the character and appearance of the conservation area.



Examples of different boundary treatments in the conservation area

- 5.75 There is a danger that where walls collapse they will not be repaired or they will be replaced with non-traditional boundary treatments which are not in keeping with the character of the area. This would detract from the overall value of the conservation area.

THREAT 5

The removal or replacement of traditional boundary treatments would detract from the character and appearance of the conservation area.

Trees

- 5.76 Trees are important to the character and appearance of the conservation area and there are many examples throughout comprising both mixed stands of various species as well as impressive individual specimens. Many of the surrounding field and plot boundaries are interspersed with mature trees and trees are also dominant features in the wider landscape.



Mature trees are dominant in the public realm

- 5.77 There are currently two extant Tree Preservation Orders which cover the following trees in the conservation area:
- BOL/42 (date of issue 1993) – covers a single mature yew tree at Wardley House Farm. The tree is situated in the private residential garden and is considered to be an important visual feature. Its future protection is desirable.
 - BOL/61 (date of issue 1999) – covers a single mature lime tree at The Old Vicarage, Main Street. The tree is considered to be a fine example that has not been restricted in its growth. The tree is considered to be a valuable amenity feature which makes a significant contribution to the street-scene within the conservation area when viewed from Main Street.
- 5.78 Trees in conservation areas that are not subject to protection by Tree Preservation Order nonetheless enjoy, subject to certain exemptions, a generic protection conferred by Section 211 of the Town and Country Planning Act 1990. As a result, anyone proposing to cut down or prune a tree greater than 75mm diameter at 1.5 metres above ground level is required to give six weeks written notice to the local planning authority. This gives the authority the opportunity to assess the proposed work and, where it is considered expedient to do so, to make a Tree Preservation Order in order to exercise control over such work, or to negotiate satisfactory alternatives.

THREAT 6

The loss of mature trees could have a negative impact on the character and appearance of the conservation area.

OPPORTUNITY 3

Where it is considered appropriate and beneficial to the amenity of the conservation area replacement tree planting will be encouraged where existing trees die or they are removed because they succumb to disease.

Important Open Areas / Spaces

- 5.79 Although Scarcliffe lacks a formal village green or communal open space there are a number of open spaces within the conservation area that are considered to be important because of their contribution to its character and appearance.



Important open spaces: land north of the school and south of Main Street

- 5.80 The Bolsover District Local Plan specifically identifies the churchyard and adjoining land in front of Devonshire Cottages as an important open area within the settlement framework. As such, it is recognised that this area of land needs to be protected from development to maintain the special character and appearance of the conservation area. Policy CON3 Important Open Areas Within Conservation Areas remains the relevant policy in the Local Plan.
- 5.81 The Local Plan also identifies that the area of land to the north of Scarcliffe Primary School is an important informal amenity open space within the settlement. Footpath FP46 crosses this area of land linking the churchyard to Fox Hill and footpath FP14 to the east. It also forms the southern limit of the area of archaeological interest identified on the Historic Environment Record (HER 29222) comprising earthworks which represent probable mineral scoops and spoil heaps, former embanked closes and possible post medieval ridge and furrow.

- 5.82 This piece of land contributes positively to the open character of this part of the conservation area. Therefore, whilst it is recognised that the school may need to take part of this land for limited expansion, it is considered that this open space is important and should be protected.
- 5.83 In addition the land to the north of the Old Vicarage is considered to be an important open space in the conservation area. Furthermore, a number of the private dwellings in the conservation area comprise large gardens and ancillary land which are considered to be important open spaces. These areas tend to be enclosed and in some cases hidden from view behind boundary walls or mature hedgerows. The primary important open spaces are identified in the Features of Interest section and on the Features of Interest map.

Street surfaces and lighting

- 5.84 The street surfaces found in the conservation area are predominantly a combination of hard urban materials and narrow grassed verges. Although the grassed verges help to soften the appearance somewhat the pavement surfaces are of uniform tarmac construction and standard concrete kerbing. At this stage there is no evidence of historic surfacing in the conservation area.



Station Road and Main Street – typical views of local roads

- 5.85 The rural character of the roads and settlement is maintained by the relatively low level of street lighting. In rural areas it is important that where lighting is provided it is carefully structured to provide the right amount of lighting to be effective whilst avoiding over-illumination. In Scarcliffe it is considered that sufficient street lighting already exists. However, the current street lights are of a standard design more fitting to an urban setting. The conservation area would benefit from the installation of replacement street lights that reflect the rural nature of the setting.

OPPORTUNITY 4

The replacement of existing standard street lighting with lighting more in keeping with the rural character of the settlement would help to enhance the quality of the streetscape.

Street furniture and telephone kiosk

- 5.86 Many streets and public spaces suffer from an over abundance of street furniture and signage. This can present a cluttered look which detracts from the local character of the area. Scarcliffe is fortunate in that it does not have masses of street furniture and signage which means that views along the local roads through the village are generally not spoiled by these elements.
- 5.87 The main collection of street furniture is found below the church on Main Street and comprises a stone-built bus shelter and bus stop, notice board, litter bin, post box, and bench. In addition, at the junction of Main Street with Fox Hill and Station Road there is a traditional directional finger post which has recently been restored.



Street furniture on Main Street and directional finger post

- 5.88 Local residents have expressed an interest in replacing the existing modern telephone kiosk on Main Street, which is located opposite Manor Farm, with a traditional K6-type kiosk.

OPPORTUNITY 5

The replacement of existing standard telephone kiosk with a K6-type telephone kiosk would introduce an element of high quality design that would enhance the quality of the streetscape.

6. Further Areas of Historic Interest

- 6.1 Whilst the conservation area includes principally the historic core of the village, there are two other buildings lying outside the conservation area but within the settlement that are considered to be of special local architectural or historic interest. For this reason they have been identified as Unlisted Buildings of Merit Outside the Conservation Area.
- 6.2 To the west of the conservation area there is the Horse and Groom Inn which is located alongside the B6417 Mansfield / Rotherham Road. This is a substantial stone-built building with slate roofs and comprises the public house and attached ancillary buildings which date from the late 18th or early 19th century.
- 6.3 The building is shown on the 1850 Tithe Map and later Ordnance Survey plans dating from 1875 onwards. There may well have been some form of coaching inn on this site for several centuries prior to the current building as it lies alongside the old Mansfield / Rotherham road.



The Horse and Groom Inn

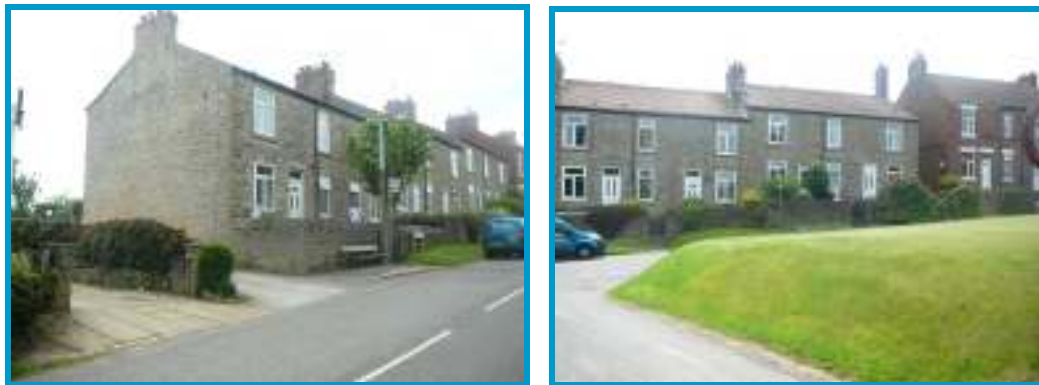


1 Main Street

- 6.4 Although the building and ancillary structures have undergone a degree of modernisation and alteration it still retains much of its historic character. The building stands on a relatively open plot and is set back from the road.
- 6.5 Situated opposite the Horse and Groom Inn there is a traditional double-fronted stone cottage with a pantile roof. Again, this building is also shown on the 1850 Tithe Map. The cottage has been extended to the rear and undergone other alterations to its structure. However, it still retains much of its original character.

7. Proposed Boundary Change to the Conservation Area

- 7.1 The existing Scarcliffe Conservation Area was designated in February 1979 and the boundary has remained unchanged since. The boundary was established to recognise primarily the special historic and architectural interest of the historic core of the village. The Appraisal has highlighted that the rural and relatively undeveloped setting of the Scarcliffe Conservation Area is also a significant feature adding considerable value to its overall character and appearance.
- 7.2 At the stakeholders' meeting in April 2010 it was suggested by local residents that the conservation area should be extended to include a row of six stone-built, pantile-roofed terraced properties (Nos. 40 to 50 Main Street). This terrace is situated on the south side of Main Street immediately adjacent the west boundary of the existing conservation area.
- 7.3 An assessment has been undertaken as part of the review of the conservation area in order to determine whether designation of these properties as part of the Scarcliffe Conservation Area is justified.



Nos. 40 to 50 Main Street, Scarcliffe

- 7.4 The terraced row was built sometime between 1875 and 1898 and is considered to be representative of the period of expansion experienced by Scarcliffe towards the end of the 19th century.
- 7.5 Unfortunately, all of the properties have been altered to some extent with the addition of uPVC windows and doors. Notwithstanding this, as a group the buildings are considered to contribute positively to the character and appearance of the village and their inclusion in the Scarcliffe Conservation Area is considered to be justified.
- 7.6 The proposed extension to the conservation area is shown on the Conservation Area plan (page 7) and the Features of Interest plan (page 47). The proposed boundary changes will be considered as part of the public consultation exercise and the views of the public and other stakeholders will be taken into account before a final recommendation is made.

8. Features of Interest

Defined Elsewhere

Listed Buildings

- Grade II*: Church of St Leonard
(Date listed: 8th July 1966; Ref. 7/148)
- Grade II: Manor Farmhouse, No.25 Main Street
(Date listed: 23rd March 1989; Ref. 7/146)
- Grade II: Hall Farmhouse, No.29 Main Street
(Date listed: 23rd March 1989; Ref. 7/147)

Entries on the Derbyshire Historic Environment Record

- Church of St Leonard (HER 12313 – MDR5953)
- Artefact scatter, south west of Station Road (HER 12322 – MDR5990)
- Historic routeway, Notts to Yorkshire (HER 99025 – MDR6002)
- Route of former railway (HER 99006 – MDR8651)
- Primitive Methodist Chapel, Langwith Road (HER 29219 – MDR11776)
- Earthworks (HER 29222 – MDR12241)

Bolsover District Local Plan - Important Open Areas in Conservation Areas

- Church of St Leonard churchyard and adjacent land to the west

Bolsover District Council Supplementary Planning Document: *The Historic Environment*

- Settlement with Potential for Medieval Archaeology

Tree Preservation Orders

- TPO BOL/42 (1993) – single mature yew tree at Wardley House Farm
- TPO BOL/61 (1999) – mature lime tree at The Old Vicarage, Gang Lane

Defined in the Appraisal

Unlisted Buildings of Merit

The following buildings have been identified as buildings of special local interest:

- 52 Main Street
- Manor Lodge, 23 Main Street
- The Old Vicarage, Gang Lane
- Manor Farm, stone outbuildings
- Hall Farm, stone outbuildings
- 80a Main Street
- Malt House, Malt House Yard (part)
- 3 Malt House Yard (part)
- Church Cottage, 100 Main Street
- 82 and 84 Main Street
- 88 Main Street
- 90a and 90b Main Street
- 108 Main Street
- 110 Main Street
- 114 Main Street
- 47 Main Street, The Old Post Office
- Vale House, Main Street
- Glebe House
- Scarcliffe Primary School (part)
- Keeper's Barn, Fox Hill (part)
- Rock House, Fox Hill (part)
- Former Methodist Chapel, Fox Hill
- The Elm Tree Inn
- Jasmine Cottage, Station Road
- Station Farm, Station Road
- Outbuildings at Cherry Trees, Station Road
- War Memorial, Church of St Leonard

Unlisted Buildings of Merit outside the Conservation Area

The following buildings have been identified as buildings of special local interest located outside the conservation area:

- The Horse and Groom Inn, Mansfield Road
- 1 Main Street

Important Open Spaces

The following areas of land have been identified as important open spaces:

- Land to the north of Scarcliffe Primary School
- Land to the north of The Old Vicarage, south of Main Street

Important Views

The following views have been identified as important to the character and appearance of the conservation area:

- Views along Main Street, Fox Hill and Station Road
- Views of the church from both within the conservation area and from the wider countryside
- Views from Fox Hill into the conservation area
- Views towards the conservation area when approaching along footpaths and lanes from the surrounding countryside
- Intermittent views from the conservation area of the surrounding countryside, particularly across open land opposite Manor Farm

Important Natural Features

The following are considered to be important natural features in the conservation area:

- Mature trees and hedgerows throughout the conservation area

Note on features identified in the Appraisal

The Unlisted Buildings of Merit and Important Open Spaces will be added to the Local List part of the Historic Environment Record when this measure is introduced through the enactment of the draft Heritage Protection Bill.

Part 2: Management Plan

9. Introduction

- 9.1 This part of the Conservation Area Appraisal and Management Plan seeks to develop the management proposals for the preservation and enhancement of the Scarcliffe Conservation Area that will fulfil Bolsover District Council's statutory duty under Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 9.2 The Management Plan is based on the contents of the Conservation Area Appraisal and sets out a strategy for addressing the threats to the key elements of the character and appearance of the conservation area, and taking advantage of the opportunities to reinforce the special interest of the area.
- 9.3 The Management Plan aims to ensure that:
- appropriate policy guidance exists to inform the assessment process during the determination of development proposals;
 - all forms of development that could have a detrimental effect on the character and appearance of the conservation area are carefully considered;
 - the planning legislation is effectively enforced and that change is monitored;
 - buildings needing both urgent and non-urgent repairs are targeted and the required works take place;
 - enhancement schemes are prepared for buildings, sites or areas of land as required
- 9.4 The proposals and the key dates identified in the Management Plan will be added to the management plan action programme in the Council's adopted Historic Environment Scheme 2008 - 2012. However, as further Management Plans for other conservation areas are prepared and completed the key dates for the proposals identified in this Management Plan may be varied if other proposals are given greater priority.
- 9.5 The implementation of the Management Plan will be monitored through the Annual Monitoring Report and any delay will be identified in this way.

10. Protecting the Existing Historic Fabric

10.1 The special interest of a conservation area can be eroded through the loss of key features that make up its character and appearance. Given the historic and architectural interest of the Scarcliffe Conservation Area as identified within the Appraisal and the desirability of preserving this interest, the first key function of the Management Plan is to protect the existing historic fabric. Therefore, this section sets out the tools that Bolsover District Council has at its disposal that it will use to achieve this.

Legislation and Policy

10.2 Development within conservation areas is controlled by the Planning (Listed Buildings and Conservation Areas) Act 1990, the Town and Country Planning (General Permitted Development) Order 1995, and the Town and Country Planning (General Permitted Development Amendment (No.2) England) Order 2008.

10.3 When a decision is to be made under the planning Acts, the decision must be made in accordance with the development plan unless material considerations indicate otherwise. Given this legislative background, the policies within the Development Plan provide a key tool to protect the existing historic fabric.

The Development Plan

10.4 The Development Plan comprises –

- (a) the East Midlands Regional Plan (*RSS8*) (2009), and
- (b) the development plan documents (taken as a whole) which have been adopted or approved in relation to that area, namely:
 - the saved Bolsover District Local Plan Policies
 - the emerging Bolsover Local Development Framework documents

10.5 Until the Bolsover Local Development Framework has fully replaced the Bolsover District Local Plan, the saved policies contained in Chapter 8 - *Conservation of the Historic and Built Environment* relating to conservation areas, listed buildings and archaeology provide the most relevant policy framework for development within the Scarcliffe Conservation Area.

The Need for Planning Permission

10.6 The loss of traditional elements such as timber sash windows and the replacement of historic roof coverings can lead to a gradual dilution of the interest and value of the historic environment. Equally, the addition of modern fixtures and fittings, satellite receivers and aerials, CCTV camera systems, alarm boxes, external lighting and renewable energy devices can also detract

from the intrinsic quality and value of historic buildings. In most cases these fixtures and fittings can be located in less conspicuous locations on the building and the Council will advise on a case-by-case basis.

- 10.7 Additional control over forms of development that can generally be carried out without the need to apply for planning permission can be achieved through the making of an Article 4 Direction under the Town and Country Planning (General Permitted Development) Order 1995 (as amended in 2008).
- 10.8 The merits of making an Article 4 Direction have been considered during the preparation of this draft document. It has been concluded that there is currently insufficient justification for an Article 4 Direction due to the extent of the loss of traditional features, particularly timber sash and casement windows.
- 10.9 However, an Article 4 Direction may be justified if these traditional features are reinstated. Therefore, it is proposed that consideration will be given to making an Article 4 Direction when the appraisal and management plan is reviewed five years after the adoption date.

ACTION 1

Consider making an Article 4 Direction to cover all residential properties to ensure control over development within the curtilage of the dwellinghouse.

KEY DATES

October 2015: Consider the merits of making an Article 4 Direction and if appropriate make the Direction.

- 10.10 Alongside this, the Appraisal has identified that there are a significant number of modern agricultural barns and sheds located on the edge of the conservation area, particularly those associated with the two estate farms. Whilst it is acknowledged that the buildings are part of the modern farming landscape they are considered to have the overall effect of detracting from the character and appearance of the conservation area. They are especially prominent in the foreground of views from north of the conservation area.
- 10.11 It is considered appropriate for the Council to apply greater control over this form of development. Therefore, it is proposed that in all applications for a determination as to whether prior approval of the authority will be required to the siting, design and external appearance of the building a detailed application will be requested.
- 10.12 Consideration will also be given to requiring a detailed application for all other forms of agricultural development on a case-by-case basis.

Development Affecting Archaeology

- 10.13 The Appraisal identifies that Scarcliffe is a settlement that has potential for medieval archaeology. The area of archaeological interest is identified in the Council's Supplementary Planning Document, *The Historic Environment* (2006) and is shown on the Features of Interest plan in this document.
- 10.14 Policy CON13 Archaeological Sites and Ancient Monuments of the Bolsover District Local Plan is relevant to the consideration of development proposals likely to affect the identified archaeological interests of the conservation area.
- 10.15 New development within this part of the conservation area could be a potential threat to the archaeological interest of the area and will be required to be preceded by a scheme of archaeological investigation and recording prior to the start of development. The scheme of investigation and recording shall be carried out in consultation with and under the supervision of the County Council's Development Control Archaeologist and in accordance with the guidance given in Planning Policy Statement 5 (Planning for the Historic Environment).

Work to Trees

- 10.16 There are two extant Tree Preservation Orders which cover specific individual trees in the conservation area. These are:
- BOL/42 (1993) – mature yew tree at Wardley House Farm
 - BOL/61 (1999) – mature lime tree at The Old Vicarage, Main Street
- 10.17 Works to the trees covered by these Tree Preservation Orders require Council approval prior to execution in most cases.
- 10.18 Trees in conservation areas that are not subject to protection by TPO nonetheless enjoy, subject to certain exemptions, a generic protection conferred by Section 211 of the Town and Country Planning Act 1990. As a result, anyone proposing to cut down or prune a tree greater than 75mm diameter at 1.5 metres above ground level is required to give six weeks written notice to the local planning authority. This gives the authority the opportunity to assess the proposed work and, where it is considered expedient to do so, to make a Tree Preservation Order in order to exercise control over such work, or to negotiate satisfactory alternatives.

Further Guidance on Development in Conservation Areas

- 10.19 The saved policies of the Bolsover District Local Plan are supplemented by The Historic Environment Supplementary Planning Document, published by the Council in 2006, which provides general guidance on development within conservation areas, work to historic agricultural buildings, listed buildings and archaeology.

Development within the Settlement Framework

- 10.20 The majority of the Scarcliffe Conservation Area is situated within the Settlement Framework as defined by the Bolsover District Local Plan. As such threats to the character of this part of the conservation area from normal urban development are managed by the Development Plan policies and the Conservation Area Appraisal.
- 10.21 However, the Appraisal identifies the specific threat of intensification of built development in the conservation area. It is considered that the opportunities for further intensification of development through additional infill development between existing buildings and backland development on large plots are severely restricted and should only be permitted in exceptional circumstances where the development would benefit the conservation area.
- 10.22 In order to preserve and enhance the character and appearance of the conservation area, any proposed new development within the conservation area should be designed to relate to the general form and scale, prevailing traditional building materials and styles in the conservation area as identified in the appraisal. New development should not dominate in height or include details or features uncharacteristic to the conservation area.

Development outside the Settlement Framework

- 10.23 The areas of the Scarcliffe Conservation Area that lie in the Open Countryside (i.e. outside the Settlement Framework), as defined by the Bolsover District Local Plan are the field opposite Manor Farm, a strip of land to the north of Manor Farm and Hall Farm, and the open area of amenity space to the north of Scarcliffe Primary School. The threat to the rural character of these areas from normal urban development is considered to be low and limited to developments essential to the countryside.
- 10.24 Development in the open countryside beyond the conservation area could have a negative impact on the character and appearance of the conservation area, particularly that of a large-scale or major nature.

Enforcement and Monitoring

- 10.25 Effective enforcement is vital to make sure there is public confidence in the planning system and to ensure that unauthorised development does not unacceptably affect public amenity or the existing use of land or buildings.
- 10.26 The Council has an approved Enforcement Policy that sets out how the Planning Department's Enforcement team operates and their procedures for working. Further details are available on the Council's website: www.bolsover.gov.uk.
- 10.27 To supplement this enforcement service, it is recommended that the physical environment of the conservation area and key sites adjacent to the conservation area are monitored by carrying out detailed surveys, including a dated photographic record. This will be undertaken on a three-yearly basis in order to identify any unauthorised work before enforcement action can no longer be taken. Any previously unreported unauthorised development or work identified by the detailed survey would then be addressed in accordance with the Council's approved Enforcement Policy.
- 10.28 If the condition of land is adversely affecting the amenity of the area a notice under Section 215 of the Town and Country Planning Act 1990 can be served. Such a notice can be used to secure improvements to the appearance of buildings, as well as the tidying up of unkempt land.

ACTION 2

Carry out detailed survey, including a dated photographic record, of the physical environment within (and adjacent to in particular locations) the conservation area, noting any unauthorised changes and dealing with them in accordance with the Enforcement Policy or any buildings in need of urgent or non-urgent repairs.

KEY DATES

November 2010: Baseline survey

November 2013: Follow-up survey

Buildings Needing Both Urgent and Non-Urgent Repairs

- 10.29 The Appraisal did not identify any buildings as currently needing urgent or non-urgent repairs. The majority of buildings appear to be in use and / or occupied and are generally well maintained. This situation will need to be kept under review.

11. Enhancement Schemes

- 11.1 The Conservation Area Appraisal identifies the need and opportunity for a number of enhancement schemes within the conservation area.

Proposal - Historic Building Grant Scheme

- 11.2 The Appraisal has identified the contribution that traditional building and roofing materials, as well as window and door designs, plus other traditional fixtures and fittings can make to the character and appearance of historic buildings and the conservation area as a whole.
- 11.3 It is therefore considered appropriate to make grants available to the owners of the identified listed buildings and unlisted buildings of merit within the conservation area through the Historic Building Grant Scheme. This scheme is operated by the Council at the standard rate. Further information and guidance is available on the Council's website (www.bolsover.gov.uk) or by contacting the Council's Conservation Section.

Window repair/reinstatement: 50% of total cost of works up to a maximum grant of £1,500

Re-roofing works: 25% of total cost of works up to a maximum grant of £1,500

ACTION 3

Promote the availability of the Council's Historic Building Grant Scheme for the repair and restoration of historic buildings and other important structures in the conservation area.

KEY DATE

December 2012: Monitor the take-up of Historic Building Grants for repair and restoration works.

Proposal – Traffic management at Scarcliffe Primary School

- 11.4 The Appraisal has highlighted that local residents are concerned about the amount of traffic travelling into the village to drop off and collect children from Scarcliffe Primary School and the consequences arising over parking.
- 11.5 It is understood that discussions are ongoing between the School and Derbyshire County Council about future improvements at the school. It is likely that these discussions will need to address this specific traffic issue. However, any proposed solutions will need to take into account the historic importance of the conservation area and the historic nature of the road layout.

ACTION 4

Improve traffic management at Scarcliffe Primary School.

KEY DATE

December 2012: Monitor discussions between the School and Derbyshire County Council regarding future improvements at the school to see if they lead to an improvement in the traffic management around the School.

Proposal – Free Tree Scheme

- 11.6 The Appraisal identifies that one of the defining characteristics of the Scarcliffe Conservation Area is the abundance of mature trees in the landscape. Depending on the size, location and species, the loss of mature trees would represent a potentially negative impact on the character and appearance of the conservation area.
- 11.7 Where an existing tree in the conservation area is removed because it dies and/or succumbs to disease it would be appropriate to consider whether the tree should be replaced. This might not be appropriate however in all instances.
- 11.8 Bolsover District Council operates a Free Tree Scheme on an annual basis and it is considered that this should be promoted to landowners within the conservation area. Anyone can apply subject to the following conditions:
- Planting must take place within Bolsover district
 - There is a limit of 100 plants per application
 - Planting should take place generally in public view
 - Applicant's must have the landowner's permission
 - Trees will not be supplied where they are required as a condition of a planning permission
 - Any failures must be replaced

Further information on the Free Tree Scheme is available on the Council's website (www.bolsover.gov.uk).

ACTION 5

Encourage replacement and/or new tree planting to maintain the character of the area.

KEY DATE

December 2012: Monitor successful applications for trees through the Free Tree Scheme in the Annual Monitoring Report.

Proposal – Improvements to the public realm

- 11.9 As identified in the Appraisal, Scarcliffe is primarily a rural settlement and a significant amount of its character derives from the relative seclusion it affords. There is already a limited amount of street lighting and paved surfaces along the roads through the conservation area which is considered to be sufficient – additional lighting could have a negative effect of urbanising the environment and additional paved surfaces are considered unnecessary.
- 11.10 However, it is considered desirable to try and enhance the character of the existing street lighting provision.
- 11.11 It will be important that any new street furniture and other proposed changes should be of an appropriate design and use materials that respect the historic nature of the conservation area.

ACTION 6

Prepare a public realm survey and explore sensitive measures to enhance the quality of street lighting with Derbyshire County Council Lighting and Highways, and local residents.

KEY DATE

Outside current programme: Undertake public realm audit.

Outside current programme: Contact Derbyshire County Council Lighting and Highways to explore sensitive measures for enhancing the quality of street lighting. Based on the outcome of those discussions arrange meeting with residents to look at options and measures available.

Proposal – Replacing the telephone kiosk

- 11.12 Local residents expressed a desire to see the existing standard modern telephone kiosk on Main Street replaced with a red K6-type kiosk.
- 11.13 If secured, it is considered that this proposal would add a high quality design feature to the local public realm and therefore if taken forward by the community this would be supported by the Council.

ACTION 7

Replace existing modern telephone kiosk with a K6-type kiosk.

KEY DATE

December 2012: Monitor progress with this proposal.

12. Monitoring Indicators

- 12.1 It is considered necessary to develop a range of appropriate monitoring indicators that can be used to provide empirical analysis of the condition of the area. This data will be used to assess the impact of the protection of the special character and appearance of the Scarcliffe Conservation Area brought by designation and the preparation of the Conservation Area Appraisal and Management Plan.
- 12.2 The monitoring indicators set out below seek to follow those contained in the English Heritage published State of the Historic Environment reports. These reports have been produced each year since 2002 and represent annual surveys of the state of England's and each region's historic environment.
- 12.3 Each indicator will be monitored through the Annual Monitoring Report and the monitoring of each will begin on the 1st April 2011. The first set of results and thus the evidence of change will be reported in the Annual Monitoring Report 2012.

Indicator	Ref.	Measurement	Value	Change
Designated Heritage Assets	A1	Number of Listed Buildings and Structures	3	First year
	A2	Number of Unlisted Buildings and Structures of Merit	27	First year
	A3	Number of entries on the Historic Environment Record (not covered by other designations)	5	First year
	A4	Number of Tree Preservation Orders made covering trees within the conservation area	2	First year

Based on value in proposed document

Indicator	Ref.	Measurement	Value	Change
Heritage at Risk	B1	Number of listed buildings or unlisted buildings of merit identified as needing urgent and non-urgent works	0	First year
	B2	Number of monitoring surveys not carried out by stated key date	0	First year

Based on value in proposed document

Indicator	Ref.	Measurement	Value	Change
Managing Positively	C1	Number of applications for planning permission determined where conservation area a statutory consideration	N/A	First year
	C2	Number of applications for listed building consent determined	N/A	First year
	C3	Number of applications for conservation area consent determined	N/A	First year

Based on figures for financial year 09/10

Indicator	Ref.	Measurement	Value	Change
Enhancing the Historic Environment	D1	Number of buildings receiving grant assistance for repair or reinstatement of historic fabric	0	First year
	D2	Number of enhancement schemes with actions achieved by stated key dates	0	First year

Based on value in proposed document

References

Bolsover District Council, (2000) *Bolsover District Local Plan*

Bolsover District Council, (2006) *The Historic Environment: Supplementary Planning Document*

Cox, J.C., (1875) *Notes on the Churches of Derbyshire*

Derbyshire County Council, (2007) *The Landscape Character of Derbyshire*

English Heritage, (2005) *Streets for All (East Midlands)*

English Heritage, (2006) *Guidance on Conservation Area Appraisals*

English Heritage, (2006) *Guidance on the Management of Conservation Areas*

English Heritage, (2007) *Agricultural Buildings Selection Guide*

Hey, D., (2008) *Derbyshire: A History*, Carnegie Publishing

Pevsner, N revised by E Williamson, (1986) *The Buildings of England: Derbyshire*, Penguin.

Planning Policy Statement 5, (2010) *Planning for the Historic Environment*, TSO

PLANNING COMMITTEE

AGENDA

Wednesday 21st July 2010 at 1000 hours

Item No.		Page No.(s)
	PART 1 – OPEN ITEMS	
1.	To receive apologies for absence, if any.	
2.	To note any urgent items of business which the Chairman has consented to being considered under the provisions of Section 100(B) 4 (b) of the Local Government Act 1972.	
3.	Members should declare the existence and nature of any personal or prejudicial interests in respect of:- a) any business on the agenda b) any urgent additional items to be considered c) any matters arising out of those items and, if appropriate, withdraw from the meeting at the relevant time.	3
4.	Minutes of a meeting held on 23 rd June 2010.	4 - 8
5.	Minutes of a site visit meeting held on 21 st June 2010.	9
6.	Applications to be determined under the Town & Country Planning Acts.	10 - 40
	(i) 10/00080/OUT – Outline application for erection of five dwellings – Land to the East of 85 Mansfield Road, Glapwell.	16 - 28
	(ii) 10/00110/HSC – To increase the holding stock of R50 (Very Toxic to the Aquatic Environment including R50/53) to 200 tonne from 100 tonnes and allow storage of Oxidising products (Peroxide) in external secure store (no change to maximum quantity) – 23 High View Road, South Normanton.	29 – 34
	(iii) 10/00119/FUL – First floor and side extensions and alterations to existing dwelling and detached barn building – Toll Bar Cottage, Out Lane, Stainsby Common, Derbyshire.	35 - 40

7. Scarcliffe Conservation Area Appraisal and Management Plan – start of Public Participation.

41 - 78

Please note that the Scarcliffe Conservation Area - Appraisal and Management Plan – Consultation Draft is a separate document to the agenda.

COMMITTEE UPDATE SHEET
SUPPLEMENTARY REPORT OF THE HEAD OF PLANNING AND
ENVIRONMENTAL HEALTH

Summary of representations received after the preparation of the main Committee Report and any recommendation based thereon. This sheet is to be read in conjunction with the main report.

Agenda Item 4 Minute 76
Section 215 Notice, The Garages, Spring Street, Whitwell

Update to position reported at the meeting:

Following further discussions with the Legal department, subsequent to Planning Committee's resolution at the last meeting, it has been decided that the report seeking approval for expenditure should go to full Council instead of Executive. The report should be before Members at the full Council meeting on the 11th August 2010.

It appears that the sale of the property has stalled once again and the works proposed by the potential purchaser and outlined to Members at the last meeting have not commenced. Officers are therefore preparing to enter the site and carry out the works in default if approval is given for the expenditure by Council.

THE UPDATE BE NOTED

Agenda Item No. 6 : Planning Applications to be determined
Planning Site Visits held on 19th July 2010 commencing at 1000 hours.

PRESENT:-

Members:

Councillors P Bowmer, R Brooks, JA Clifton, R Holmes, D McGregor (Chair), R Turner, A Waring, GO Webster

Officers: P Sawdon (PPO), S Kimberley (PO)

APOLOGIES

Apologies were received from Councillors T Connerton, D Kelly, BR Murray-Carr AM Syrett, S Wallis.

SITES VISITED : Applications

- 1. 10/00080/OUT Residential development Outline,
East of 85 Mansfield Road Glapwell**

2. 10/00119/FUL Extensions to dwelling and detached barn building, Toll Bar Cottage Out Lane Stainsby Common

The meeting concluded at 1100 hours.

AGENDA ITEM 6(1) Glapwell Parish (10/00080/OUT)

1 It has been noted that the title of the published report had not been updated to take account of the amendment to the scheme (referred to in the amendment section of the report) that removed the number of dwellings proposed from the description. The title of the report should read: -

Outline application for erection of low energy homes (as revised and supplemented by response to National Trust Comments received on 25/05/10, letter and enclosures dated 02/06/10, letter and accompanying plan dated 10/06/10 and e-mail dated 22/06/10)

2 An error has been noted in the report at the bottom of page 20 where under sustainability criteria it is wrongly stated that the site is within the settlement framework. As mentioned elsewhere in the report the majority of this site is outside of the settlement framework and this is the basis on which the assessment of the application has been made.

3 Since this report was drafted the regional housing targets have been removed and on 6th July the Regional Spatial Strategies were revoked, such that the East Midlands Regional Plan is no longer part of the development plan and is therefore no longer relevant.

Whilst the five year housing supply specified by the Region is also no longer applicable the Council still has a requirement to provide a 5 year supply in accordance with PPS3 (as amended). The East Midlands Regional Plan figure for a five year housing supply is the last available and justified housing supply figure. As such, until the housing supply is re-assessed it is considered taking this into account and recent completion rates that the Council does not have a 5 year supply. Therefore, as contained within the report, it is still considered that this development will contribute to the five year supply of housing sites as required by PPS3.

Conclusion: None of the above matters are considered to alter the overall assessment.

NO CHANGE TO THE RECOMMENDATION