

Agenda Item No. 3.2

DERBYSHIRE COUNTY COUNCIL
REGULATORY – PLANNING COMMITTEE

2 December 2019

Report of the Executive Director – Economy, Transport and Environment

2 PROPOSED CONSTRUCTION OF A NEW BUILDING TO PROVIDE TWO ADDITIONAL CLASSROOMS, WITH ASSOCIATED GROUP AND TOILET ACCOMMODATION SPACES AT HIGHFIELD HALL PRIMARY SCHOOL, HIGHFIELD LANE, CHESTERFIELD
APPLICANT: DERBYSHIRE COUNTY COUNCIL
CODE NO: CD2/0419/7

2.711.6

Introductory Summary The proposal is for the erection of a detached teaching block at Highfield Hall Primary School. The classroom block is proposed to address a shortage of space at the school to accommodate the number of pupils that are currently on roll.

The main school building, Highfield Hall, was originally constructed as a stone built Georgian mansion with records of the building dating back to 1817. The building was converted to be used as a school, which officially opened in 1930. Following conversion, the main building was expanded by the construction of an east wing, kitchen and nursery block. The building was registered as Grade II listed in 1977.

Objections have been received from a local resident who raised concerns about the potential highway impacts of the proposed development. Chesterfield Borough Council (CBC) has also objected to the proposed development as it does not consider the design of the building to be of an appropriate standard for development within the curtilage of a listed building.

It is concluded that this particular development would provide essential infrastructure (in the form of education provision), it would not have a significant adverse impact on the character of the locality or the wider landscape in visual terms and would result in less than substantial harm to the setting of the Grade II listed Highfield Hall. The proposal, however, does not accord fully with certain relevant policies in the adopted Chesterfield Borough local Plan: Core Strategy (CBLP:CS) and in the National Planning Policy Framework (NPPF). One such policy is that concerning listed buildings where it is considered the proposals would result in harm to the setting of the grade II listed building, although such harm would be less than substantial.

The Government also places great weight on the expansion and improvement of schools. It is considered that, in this instance, the application can be recommended for approval, subject to conditions, on the basis that the value of the benefit is sufficient to outweigh the limited extent of the harm to the listed heritage asset.

(1) **Purpose of Report** To enable the Committee to be determine the application.

(2) **Information and Analysis**

Site and Surroundings

The school site is located within the residential area of Newbold to the north-east of Chesterfield town centre. The main school building, Highfield Hall, is Grade II listed. The school has two pedestrian accesses off Highfield Lane (northern boundary) and Lucas Road (western boundary). A vehicular access is located off Gloucester Road (southern boundary). The school site is bounded by residential properties along its north and western boundaries. Highfield Park is positioned along the eastern boundary. Residential properties and the access road are positioned off the southern boundary.

The Proposal

The application proposes the erection of a detached teaching block incorporating two classrooms, a group room, entrance lobby, an accessible toilet and unisex toilets at Highfield Hall Primary School.

The proposed teaching block would be a modular design, detached single storey building. The building would be positioned over a strip of land in the north-east corner of the school site, which currently comprises a grassed/ rubber crumb play area between an enclosed hard play area and the northern boundary. The teaching block would be accessed via an access ramp due to the sloping nature of the site that falls towards the park.

The building would be rectangular in shape and measure 20.5 metres (m) by 8.5m by 3.4m in height and have a 2.5 degree fall flat roof covered with a light grey, single ply roofing membrane. The external walls of the building would comprise of cladding panels cedar textured in a Woodland Cream colour. The buildings plinth and fascia panels would be coloured dark grey (RAL 7015). The doors and windows would be powder coated aluminium framed double glazed units coloured grey (RAL7035). The entrance to the block would have an access ramp with a glazed canopy positioned above the main entrance doors.

Landscaping works are proposed as part of this development, which would, require the removal of one tree, to facilitate the construction. Three replacement trees are proposed and the installation of an access path from the existing hard play area.

Consultations

Local Member

Councillor Wall (Loundsley Green and Newbold) has been notified.

Chesterfield Borough Council

Objects to the proposed development and provided the following comments:

“It is considered that the proposal does not accord with policies CS18 and CS19 of the Chesterfield Borough Council Local Plan: 2011 – 2031.

Core Strategy Policy 18 states that “development should identify, respond to and integrate with the character of the site and surroundings and respect the local distinctiveness of its context.” Development is also expected to “respect the character, form and setting of the site and surrounding area by virtue of its function, appearance and architectural style, landscaping, scale, massing, detailing, height and materials”. As per the comments made by this LPAs conservation officer, it is considered that the proposal does not respect the “significance of the original building and its grounds are being eroded by continuing development that is not high quality”. This is also contrary to Core Strategy Policy 19 of the Chesterfield Borough Council Local Plan: 2011 – 2031.

CS19 states that “all new development must preserve or enhance the local character and distinctiveness of the area in which it would be situated.” The comments made by the LPAs conservation officer indicate the design is not considered to be of an appropriate standard for development within the curtilage of a Listed Building.”

Chesterfield Borough Council - Environmental Health Officer

Raises no objection to the proposal but provided the following comments:

- “1. The applicant will need to ensure that the site is suitable with regards to land contamination issues.*
- 2. To minimise noise impacts on the existing residential dwellings, it is recommended that construction works shall only be carried out between the hours of 8:00am to 6:00pm, Monday to Friday and 09:00am to 5:00pm on a Saturday. Construction work shall not be carried out on Sundays or Public Holidays. The term construction works shall include mobile and fixed plant/machinery, (e.g. generators), radios and the delivery of construction materials.”*

The Coal Authority

Raises no objection to the proposed development subject to the imposition of a pre-commencement condition requiring intrusive site investigations. The Coal Authority commented as follows:

“The Coal Authority concurs with the recommendations of the Coal Mining Risk Assessment report; that coal mining legacy potentially poses a risk to the proposed development and that intrusive site investigation works should be undertaken in order to establish the exact situation regarding coal mining legacy issues on the site and to inform any remedial measures necessary to ensure the safety and stability of the proposed development.

Should planning permission be granted for the proposed development, a condition should therefore require the following prior to the commencement of development:

- * The undertaking of a scheme of intrusive site investigations which is adequate to properly assess the ground conditions and the potential risks posed to the development by past shallow coal mining activity;*
- * The submission of a report of findings arising from the intrusive site investigations and a scheme of proposed remedial works for approval; and*
- * The implementation of those remedial works.*

The following statement provides the justification why the Coal Authority considers that a pre-commencement condition is required in this instance.

The undertaking of intrusive site investigations, prior to the commencement of development, is considered to be necessary to ensure that adequate information pertaining to ground conditions and coal mining legacy is available to enable appropriate remedial and mitigatory measures to be identified and carried out before building works commence on site. This is in order to ensure the safety and stability of the development, in accordance with paragraphs 178 and 179 of the National Planning Policy Framework”.

Highway Authority

The Highway Authority has no objections to the proposal subject to conditions requiring the provision of additional car parking, as have been proposed by application CD2/0919/47, and the provision of an updated School Travel Plan prior to the new classroom block being taken into use.

Sustainable Travel Team

The Sustainable Travel Team made the following comments:

“Derbyshire County Council recommends that schools promote modes of travel away from the car for travel to school for children, parents and staff.

All Derbyshire schools have the opportunity to take part in a National initiative; Modeshift STARs which is an online accreditation scheme in order for them to record and promote modes of travel away from the car for travel to school.

<https://www.modeshiftstars.org/>

A travel plan can also be completed by achieving Modeshift STARs Bronze level accreditation and this would be recommended within 12 months of occupancy of the new classrooms. A travel to school survey can be completed via Modeshift STARs and then also monitored by completing future surveys.”

Publicity

The application has been advertised by site notices and press notice with a request for observations by 31 May 2019. A representation, objecting to the proposal, has been received as a result of the publicity.

The concerns raised can be summarised as follows:

- Existing congestion and parking on Highfield Lane and parking on nearby residential streets during school drop off/pick up time is affecting residents and is getting worse.
- Access for emergency service vehicles is restricted due to congestion.
- Parking is limited for residents' visitors and works people.
- Some cars park in the vicinity of the school for most of the school day.
- More people should be prepared to walk their children to and from the school.

Where relevant, these issues are addressed in the 'Planning Considerations' section below.

Planning Considerations

Section 38(6) of the Planning and Compulsory Planning Act 2004 requires that planning applications must be determined in accordance with the provisions of the development plan unless other material considerations indicate otherwise. In relation to this application, the relevant policies of the development plan are contained in the CBLP:CS. The National Planning Policy Framework 2019 (NPPF) is a material consideration.

The principal planning policies relevant to this proposal are:

Chesterfield Borough Local Plan: Core Strategy Policies

CS9: Green Infrastructure and Biodiversity.

CS18: Design.

CS19: Historic Environment.

CS20: Influencing the Demand for Travel.

National Planning Policy Framework

The most relevant paragraphs from the NPPF are:

11: The presumption in favour of sustainable development.

94 (a): Promoting healthy and safe communities.

124 -127: Achieving well-designed places.

170: Conserving and enhancing the natural environment.

189 -202: Proposals affecting heritage assets.

The key planning considerations for this application are:

- Need for the development.
- Design and visual impact of the development.
- Heritage impacts.
- Highway impacts.

Need for the Development

Paragraph 94 of the NPPF states that it is important that sufficient choice of school places is available to meet the needs of existing and new communities. It states that local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education, and that they should give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications.

The supporting information accompanying the application identifies the need for the proposed development. The school has a current net capacity of 356 pupils with a Published Admission Number (PAN) of 60 per year group. Current admissions to the school have now reached 60 pupils per year and the school has had to re-organise its existing internal space into teaching areas to accommodate these pupils. The number of pupils on roll has now reached over 400; projected admission numbers are expected to be maintained at this level of pupil's over the coming years.

Due to the historic nature and listed status of the main school building, the applicant does not consider it feasible for the building to be further extended and, therefore, the applicant proposes to build a detached teaching block which would increase the net capacity of the school from 356 up to 420 and would enable the school to provide sufficient accommodation to accommodate the numbers of pupils being admitted. The proposed scheme is considered to be a basic need case for capital funding for 2018-19 which was approved by Cabinet on the 20 September 2018 (Minute No.225/18 refers).

The application also notes that across this education planning area, which incorporates the Ashgate, Brampton and Stonegravels areas of Chesterfield, demand for pupil spaces is almost exceeding supply and current projections. It is anticipated there will be a demand for 2,572 pupils' places and only 2569 places available. Other school sites within in the area offer limited or no scope for further expansion.

I am therefore satisfied that there is a clear need for the development to provide additional teaching space that would improve the educational facilities for the

school and that the proposal would comply with the requirements of Paragraph 94 of the NPPF.

Design and Visual Impact

Policy CS18: Design of the adopted CBLP:CS and paragraphs 124 and 127 of the NPPF are the relevant policies to assess the design and visual impact of the development.

Policy CS18 states that all new developments should respond to and integrate with the character of the site and surroundings and respect the local distinctiveness, with designs that respect the character, form and setting and surrounding area by virtue of its function, appearance and architectural style, massing, detailing, height and materials.

Paragraph 124 of the NPPF states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve with good design, a key aspect of sustainable development, creating better places in which to live and work and helps make development acceptable to communities.

Paragraph 127 of the NPPF states that decisions should ensure that developments would function and add to the overall quality of the area, not just for the short term but over the lifetime of the development. They should be visually attractive as a result of good architecture, layout and appropriate landscaping, be sympathetic to local character and history, including the surrounding built environment and landscape setting. Development should not, however, prevent or discourage appropriate innovation or change, maintain a strong sense of place, by using building types and materials and create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

The modular construction and materials for the classroom block have been proposed so that the teaching block could be constructed off site and installed on site quickly to address the current short fall in accommodation space. The materials and design have been chosen so that the building is subordinate to the existing buildings on site and complement the main school building.

The new classroom block would be similar in scale, massing and height to the existing kitchen block that forms the northern section of the main school building. The materials and design of the new building are intended to be as recessive as possible so as not to detract from the setting of the historic listed building or the character of the school site. The proposed cladding and colours have been chosen to ensure that the building complements the colour of the existing buildings stonework.

Visually, the classroom block would be set back within the school site and would be partially screened by the existing trees/hedges and the existing school building. Some views of this part of the school would be achieved from the Highfield Park situated along the school's eastern boundary.

Regarding the CBC criticisms of the modular construction and design, I acknowledge that a higher quality design would have been desirable in this location. However, some consideration has been made in selecting materials that would allow the building to sit recessively within its context. Taking into account the urgent need to provide accommodation at this school, I am satisfied that the proposed scheme is acceptable in terms of design and visual impact. The proposed block would be positioned in the least visually prominent part of the school site, located to the rear of the main school building. Views of the new classroom block would be limited in this location as it would be well screened by the existing buildings and boundary treatments. The proposed design would complement the existing single storey flat roof blocks positioned in this section of the school site. The design and location of the classroom block would, in my opinion, allow the classroom block to sit relatively recessively within the context of this school site.

On balance, I do not consider that this development would result in a significant detrimental impact on the character of the locality or on the wider landscape in visual terms. The impacts of the proposed block in relation to the heritage asset are considered in the section below.

On the basis of the above, I find the development to be acceptable in the context of Policy CS18 of the CBLP:CS and the NPPF.

Heritage Impacts

The proposed classroom block would be located in the curtilage of the Grade II listed Highfield Hall. Highfield Hall is an example of an historic 18th/19th century two storey Georgian mansion. The main building is constructed in coursed stone, with stone eaves, cornicing and a pitched slate tiled roof. The front of the building incorporates a large canted bay with five windows and, to the west side, is a stone porch with segmental hood four stone columns and round arched door with fanlight. The building was converted to be used as a school, which was officially opened in 1930. Following conversion the main building has been expanded by the construction of an east wing, kitchen and nursery block. The building was registered as Grade II listed in 1977

Sections 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, requires that, in the determination of this application '*special regard*' is had to '*the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses*'.

The Government policy concerning heritage assets and this statutory requirement, is contained in the 2019 NPPF at paragraphs 189-202. Paragraph 190 of the NPPF expects local planning authorities to identify and assess the particular significance of any heritage asset that may be affected by a proposal.

As the NPPF indicates, in considering a development proposal, what has to be assessed with regard to the setting is the effect that any change to the setting from the development would have on the heritage significance of the asset concerned. Paragraph 193 states: *“When considering the impact of a proposed development on the significance of a designated heritage asset great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be, irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”*

Policy CS19: Historic Environment of the adopted CBLP:CS is also relevant to this proposal. It states that all new developments that affect heritage assets must preserve or enhance the local character and distinctiveness of the area in which it would be situated with protection of designated heritage assets and their settings including Conservation Areas, Listed Buildings, Scheduled Monuments and Registered Parks and Gardens.

I concur with the view of CBC that the design and appearance of the development proposed would not preserve or enhance the setting of the grade II listed Highfield Hall and state that the development would, therefore, not comply with Policy CS19 of the CBLP:CS.

However, the classroom block would be positioned to the rear of the listed building in an area that is not visually prominent and is considered to be the least visually sensitive part of the site. This part of the site has had previous modern interventions and consideration has been made in selecting materials that would allow the building to sit recessively within its context. The new classroom block would not be seen in views of the main elevations of the historic building. However, these factors would not fully avoid the block causing any harm. I am of the opinion that the new classroom block would have a small adverse impact on the setting of the Grade II listed building and its significance, but, given its location in the school site, scale and design, such harm would be less than substantial. It would therefore be contrary to Policy CS19 of the CBLP:CS and Paragraph 192 of the NPPF in that the proposal would not preserve that local character and distinctiveness which contributes to the heritage assets setting.

According to paragraphs 193 and 194 of the NPPF, where there would be harm to the heritage asset (including through potential effects on the setting of the heritage asset), there should be a clear and convincing justification for the

development taking place at the location and, if this is demonstrated, the harm weighed against the public benefits of the proposal.

Paragraph 196 provides that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its [the asset's] optimum use.

I am satisfied that a clear justification for the teaching block has been provided. The new classroom block would ensure that the school has sufficient capacity to deal with existing and predicted pupil numbers and that pupils attending the school are taught within sufficiently sized classrooms, enabling the school to operate effectively with appropriate facilities in place to secure its optimum viable use. I regard the public benefit to be delivered by this proposal as being a factor of sufficient weight to justify a positive recommendation of the application, even having special regard to the desirability of preservation of the setting of the listed building (as required by Section 66).

Highway Impacts

Policy CS20: Influencing the Demand for Travel of the adopted CBLP:CS seeks to reduce congestion, improve environmental quality and encourage more active and healthy lifestyles by encouraging people to utilise more sustainable travel modes through the location and design of development and parking provision with measures to encourage more sustainable travel choices. Any necessary mitigation measures should be set out in development proposals, including within Transport Statements, Transport Assessments and Travel Plan where these are required, and secured through conditions or legal agreements.

I note the concerns of the local resident regarding existing problems with-on street parking and congestion during school opening and closing times. It is inevitable that all school sites generate traffic during busy periods at the beginning and end of the school day. The development seeks to address existing accommodation issues at the school, the current and predicted pupil numbers are not expected to increase and, as such, it is not anticipated that there would be an increase in journeys to and from the school.

An additional five parking spaces are proposed under a separate planning application to address the current shortfall in staff parking spaces at the school. The acceptability of the additional car parking spaces are the subject of a separate report to this Committee. These spaces, if approved, together with an updated School Travel Plan, would address some of the impacts of parking on surrounding roads near the school site. The Highway Authority has no objection to the proposal, subject to recommended conditions (requiring the securing of five additional car parking spaces and an updated travel plan)

which I consider to be appropriate in order to ensure the acceptability of the development in relation to highway safety. I am satisfied that the development would accord with the requirements of Policy CS20 of the CBLP:CS.

Conclusion

The proposed teaching block would improve the teaching facilities available at the school by providing improved teaching space and group teaching facilities to accommodate pupils that currently attend the school.

The development would impact on the significance of a heritage asset, although it is considered that this harm would be less than substantial and would be offset by the public benefit of the proposal. A clear justification and statement of need for these teaching facilities has been provided in the application. The public benefit is considered to be of sufficient weight to outweigh the harm to the heritage asset.

I do not consider that the development, would have any adverse visual impact and I am satisfied that the highway concerns can be overcome through the provision of the additional five car parking spaces at the school and the production of an updated travel plan.

The application is, therefore, recommended for approval, subject to conditions listed below.

(3) **Financial Considerations** The correct fee of £1,386 has been received.

(4) **Legal Considerations** This is an application submitted under the terms of the Town and Country Planning General Regulations 1992 for development which the Authority itself proposes to carry out.

I do not consider that there would be any disproportionate impacts on anyone's human rights under the European Convention on Human Rights as a result of this permission being granted subject to the conditions referred to in the Officer's Recommendation.

(5) **Environmental and Health Considerations** As indicated in the report.

Other Considerations

In preparing this report the relevance of the following factors has been considered: prevention of crime and disorder, equality and diversity, human resources, property, social value and transport considerations.

(6) **Background Papers** File No. 2.711.6

Application documents from the Director of Property dated 15 April 2019. Correspondence from the Highways Area Management Division dated 30 April 2019, 10 June 2019 and 11 November 2019, Sustainable Travel Team dated 15 May 2019, The Coal Authority dated 16 May 2019 and 12 June 2019, Chesterfield Borough Council Environmental Health Officer dated 31 May 2019, and Chesterfield Borough Council dated 13 June 2019 and 28 June 2018.

(7) **OFFICER'S RECOMMENDATIONS** That the Committee resolves that planning permission is **granted** subject to the following conditions:

Commencement

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

Reason: The condition is imposed in accordance with Section 91 of the Town and Country Planning Act 1990.

- 2) Notice of the commencement of the development shall be provided to the County Planning Authority at least seven days prior to the start of works on site.

Reason: To enable the County Planning Authority to monitor the development in the interests of the amenity of the area.

Approved Details

- 3) The development shall take place in accordance with the details in the 1APP form dated 15 April 2019, Design and Access Statement, Ecological Impact Assessment, Heritage Impact Assessment, Tree Survey Report, Coal Mining Risk Assessment and the following drawings:

Proposed Siting for New 2 Classroom Block – Drawing no. 1700636/SK/06 Revision B

Site Location Plan New 2 Classroom Block – Drawing no. 1700636/SK/08

General Arrangement Layout – drawing no. 1700636/A/02

Proposed Elevations – drawing no. 1700636/F/01

Below Ground Drainage Layout – drawing no. 1700636/T/01

External Works Layout – drawing no. 1700636/X/01

Tree Removal and Protection Plan – drawing no. 1700636/X/101

Landscaping Planting Plan – drawing no. 1700636/X/102

Reason: To enable the County Planning Authority to monitor the development in the interests of the amenity of the area.

Hours of Operation

- 4) With the exception of any necessary actions for the protection of persons, property or the environment arising from emergency situations, no activities under this permission shall take place other than between the following hours:
- i) 08:00 hours – 18:00 hours Monday – Friday;
 - ii) 09:00 hours – 17:00 hours Saturday; and
 - iii) Not at any time on Sundays and Bank/public holidays

Reason: To protect the amenity of the area.

Coal Mining Investigation

- 5) The development shall not commence until a scheme of intrusive investigations have been undertaken on site to assess the ground conditions and potential risks posed to the development by past shallow coal mining activity. A detailed report of the findings arising from the intrusive site investigations and a scheme of remediation works with details of the implementation of these remediation works has been submitted to the County Planning Authority for its prior approval. The development shall be carried out in accordance with the details as approved

Reason: To provide certainty as to whether previous coal mining activity has taken place under the part of the site where the proposed development is to take place. It is considered necessary for this to be pre commencement condition to ensure that adequate information pertaining to ground conditions and coal mining legacy is available to enable appropriate remedial and mitigatory measures to be identified and carried out before building works commence on site. This is in order to ensure that safety and stability of the development, in accordance with paragraphs 178 and 179 of the National Planning Policy Framework.

Highways

- 6) The building to be constructed under this permission shall remain unoccupied until such time as five additional car parking spaces are provided at the Highfield Hall Primary School site in accordance with any conditions to which any operative planning permission for the creation of such spaces is subject. Thereafter, the spaces shall be maintained free from any impediment to their designated use.

Reason: In the interest of site and highway safety.

- 7) No building to be constructed under this permission shall be occupied until an up to date School Travel Plan, comprising immediate,

continuing and long-term measures to promote and encourage alternatives to car use and particularly single-occupancy car use, has been submitted to an approved in writing by the County Planning Authority. The approved School Travel Plan shall then be implemented, monitored and reviewed in accordance with the agreed Travel Plan Targets.

Reason: In the interest of local amenity, together with site and highway safety.

Retention of Classroom Block

- 8) In the event that the classroom block hereby approved is no longer required for educational use by the school, the classroom block shall be removed and the land and site shall be reinstated in accordance with a scheme that has the prior written approval of the County Planning Authority.

Reason: The condition is imposed to ensure the removal of the building and the restoration of the site at the earliest opportunity in the interests of the visual amenity of the area and to protect the setting and significance of the Grade II listed heritage asset.

Statement of Compliance with Article 35 of the Town and Country (Development Management Procedure) (England) Order 2015

The Authority worked with the applicant in a positive and pro-active manner based on seeking solutions to problems arising in the processing of planning applications in full accordance with this Article. The applicant had engaged in pre-application discussions with the Authority prior to the submission of the application. The applicant was given clear advice as to what information would be required.

Footnote

- 1) The proposed development lies within an area that has been defined by the Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works

and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com or a similar service provider.

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

Mike Ashworth
Executive Director – Economy, Transport and Environment

Committee Plan CD2/0419/7

