



Bassetlaw
DISTRICT COUNCIL
— North Nottinghamshire —

Building Link Design
15 Thorne Road
Doncaster
DN1 2HG

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

Application For: Outline Planning Application

NOTICE OF DECISION

Application No: 22/01123/OUT

Applicant: Mr Clapperton

Agent: Building Link Design

Proposal: Outline Planning Permission with Some Matters Reserved (Approval Being Sought for Access) for the Erection of Three Dwellings

Site Address: Land Off Station Road Sturton Le Steeple Nottinghamshire

The Council have considered the application and hereby **GRANT OUTLINE PLANNING PERMISSION** subject to the conditions which have been imposed for the reasons set out below:

CONDITIONS:

1. Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates:
 - a) the expiration of three years from the date of this permission: or
 - b) the expiration of two years from the final approval of the reserved matters or, in the case of approval of the reserved matters on different dates, the final approval of the last such matter to be approved.

Reason: To comply with section 92 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning & Compulsory Purchase Act 2004.

2. The scale and appearance of the building(s), the layout and the landscaping of the site shall be only as may be approved in writing by the Local Planning Authority before any development commences.

Reason: This permission is granted in respect of an outline application which did not contain details of the matters hereby reserved for approval.

3. The development hereby permitted shall be undertaken in accordance with the following approved plans:

Existing Site Plan, dated 5th July 2022;
Proposed Site Plan REV E, dated 8th November 2022;

Reason: For the avoidance of doubt.

4. Prior to any dwelling hereby approved being occupied:

- The shared private drive shall be provided in accordance with the approved plan (proposed site plan ref. 3836-06B) at a minimum width of 4.8m plus a 0.5m clearance on either side. A minimum of the first 8m of driveway within the site boundary shall be surfaced in a hard, bound material and drainage measures shall be included which prevent the unregulated discharge of surface water from the driveway into the public highway. A dropped kerb vehicle crossing shall be provided on Station Road across the full width of the driveway plus 2 dropped kerbs.
- The existing footway crossing the Station Road site frontage shall be widened to 2m in width, in accordance with the Highway Authority's specification.
- The communal turning head shall be provided in accordance with the approved plan which shall thereafter be available for use by all site users.
- The property's associated off-street car parking facilities shall be provided in accordance with the approved plan.
- A wheelie bin collection point shall be provided to serve the development, to be located in the position identified on the approved plan. This must be large enough to accommodate 4 wheelie bins.
- The highway boundary shall be permanently delineated on site.

The shared driveway, surfacing materials, drainage measures, wheelie bin collection point, communal turning head and parking spaces shall then be retained for the lifetime of the development.

5. Vehicular gradients within the site shall be no steeper than 1:12, unless otherwise agreed in writing with the LPA.

Reason: In the interest of highway safety.

6. Before development commences, a Construction Method Statement shall be submitted to and agreed in writing by the Local Planning Authority and the agreed scheme shall be adhered to at all times. The Statement shall confirm parking arrangements of vehicles of site operatives, visitors and arrangements for loading and unloading of plant and materials. All vehicles preparing to leave the site during the construction period shall have their wheels thoroughly washed should they be displaying signs of mud or debris and a mechanically propelled road sweeper shall be employed should mud or debris be transported onto the public highway.

Reason: To minimise the impact of the development on the public highway during construction, in the interest of highway safety.

7. Except in case of emergency, operations during the construction period should not take place on site other than between the hours of 08:00 - 18:00 Monday to Friday and between 09:00 - 13:00 on Saturdays. There should be no working on Sundays or

Public Holidays. At times when operations are not permitted work shall be limited to maintenance and servicing of plant or other work of an essential or emergency nature. The Local Planning Authority should be notified at the earliest opportunity of the occurrence of any such emergency and a schedule of essential work shall be provided.

Reason: In the interests of residential amenity.

8. If, during the development, land contamination not previously considered is identified, then the Local Planning Authority shall be notified immediately and no further works shall be carried out until a method statement detailing a scheme for dealing with suspect contamination has been submitted to and agreed in writing with the Local Planning Authority.

Reason: In order to comply with the requirements of paragraphs 183 and 184 of the NPPF.

9. No development shall take place until an archaeological Written Scheme of Investigation has been submitted to and approved in writing by the Local Planning Authority. This scheme shall include the following:

- An assessment of significance and proposed mitigation strategy (i.e. preservation by record, preservation in situ or a mix of these elements).
- A methodology and timetable of site investigation and recording;
- Provision for site analysis;
- Provision for publication and dissemination of analysis and records;
- Provision for archive deposition; and
- Nomination of a competent person/organisation to undertake the work

The scheme of archaeological investigation must only be undertaken in accordance with the approved details.

10. The archaeological site work must be undertaken only in full accordance with the approved Written Scheme of Investigation. The applicant shall notify the Local Planning Authority of the intention to commence at least fourteen days before the start of archaeological work in order to facilitate adequate monitoring arrangements. No variation to the methods and procedures set out in the approved Written Scheme of Investigation shall take place without the prior consent of the Local Planning Authority.

Reason: To ensure satisfactory arrangements are made for the recording of possible archaeological remains in accordance with the National Planning Policy Framework.

11. A report of the archaeologist's findings shall be submitted to the Local Planning Authority and the Historic Environment Record Officer at Nottinghamshire County Council within 3 months of the archaeological works hereby approved being commenced, unless otherwise agreed in writing by the Local Planning Authority. The post-investigation assessment must be completed in accordance with the programme set out in the approved Written Scheme of Investigation and shall include provision for analysis, publication and dissemination of results and deposition of the archive being secured.

Reason: In order to ensure that satisfactory arrangements are made for the investigation, retrieval and recording of any possible archaeological remains on the site in accordance with the National Planning Policy Framework.

12. Before development commences, full details and specifications of all new boundary treatments (including any alterations to existing boundary treatments) shall be

submitted to and agreed in writing by the Local Planning Authority. The information submitted shall include details of all landscaping/wall/gate/fence materials, designs, and finishes. The completed boundary treatments shall only be in accordance with the agreed details.

Reason: To ensure the completed boundary treatments help to preserve the setting and significance of the Listed Building and other non-designated heritage assets.

13. Prior to the commencement of the development, an ecological appraisal shall be submitted to and agreed in writing with the Local Planning Authority. The ecological appraisal should include an assessment of the current biodiversity value of the site, the presence or absence of protected species and recommendations for ecological enhancements. The development thereafter shall be undertaken in accordance with the approved details and recommendations of the appraisal.

Reason: In the interest of biodiversity and safeguarding of protected species.

14. No development shall commence until a surface water drainage strategy has been submitted to and agreed in writing with the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved details.

Reason: To comply with the requirements of paragraphs 159 and 167 of the NPPF.

NOTES

1. The applicant is advised that all planning permissions granted on or after the 1st September 2013 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website at <http://www.bassetlaw.gov.uk/everything-else/planning-building/community-infrastructure-levy.aspx>

The proposed development has been assessed and it is the Council's view that CIL IS PAYABLE on the development hereby approved. The actual amount of CIL payable will be calculated when a decision is made on the subsequent reserved matters application.

2. The Council have granted this permission / consent subject to conditions which are considered essential. Where conditions require the agreement of certain details this agreement should be the subject of an application for those conditions to be discharged. Where conditions require agreement of any matter prior to certain works being carried out, the 'Discharge of Condition' application should be submitted and the conditions discharged before those works are carried out on site. FAILURE TO DO SO COULD INVALIDATE THE PLANNING PERMISSION. The Council reserve the right to refuse permission for the retention of development not carried out in accordance with the conditions and to take enforcement action to secure compliance with the conditions.

Your right to appeal to the Secretary of State for the Environment against any condition is indicated on the reverse side of the decision notice.

STATEMENT

The Local Planning Authority has worked positively and proactively with the applicant to seek solutions to problems arising from the application and as such planning permission/consent is granted on the basis of amendments to the originally submitted application.

Date: **14 December 2022**

A handwritten signature in black ink, appearing to read 'J Krawczyk', written in a cursive style.

John Krawczyk
Planning Development Manager
Authorised Officer on behalf of Planning Services
Bassetlaw District Council

Note: Attention is drawn to the Notices attached

Grant of Planning Permission

Application Number: 22/01123/OUT

This permission/approval/consent is given only under the Town and Country Planning Acts. It does not give approval under the Building Regulations.

If you are aggrieved by the decision of the District Planning Authority to grant permission/approval/consent subject to conditions, then you can appeal to the Secretary of State for the Environment.

If you want to appeal and your application was not for *householder development, then you must do so within six months of the date of this notice, using a form which you can get from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. An appeal in respect of an advertisement application must be made within eight weeks.

If you wish to appeal for a *householder development, you must do so within 12 weeks of the date of this notice.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.

In practice, the Secretary of State does not refuse to consider the appeals solely because the local planning authority based its decision on a direction given by him.

If either the District Planning Authority or the Secretary of State for the Environment grants permission/approval/consent subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonable beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 or Section 32 of the Planning (Listed Buildings and Conservation Areas) Act, 1990.

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in Section 114 and related provisions by the Town and Country Planning Act 1990 and Section 27 of the Planning (Listed Buildings and Conservation Areas) Act, 1990.

* Householder application means – (a) an application for planning permission for development of an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse or (b) an application for any consent, agreement or approval required by or under a planning permission, development order or local development order in relation to such development, **but does not include** – an application for change of use; an application to change the number of dwellings in a building.

Other Acts and non-planning legislation may apply for example Right to Light or Party Wall Act etc. 1996, it is your responsibility to comply.