

Notice of Decision

Mr George Machin
2 Hollowstone
The Lace Market
Nottingham
NG1 1JH

Town and Country Planning Act 1990
The Town and Country Planning (Development Management Procedure) (England)
Order 2015 (as amended)

Application for:	Full Planning Permission
Application No:	24/01395/FUL
Applicant:	Mr & Mrs Tim Silcock
Agent:	Mr George Machin
Proposal:	Demolition of buildings and erection of 2 bungalows.
Site Address:	Ashworths Bulcote Poultry Farm And Riding Stables Nottingham Road Bulcote Nottingham NG14 5GT

Newark and Sherwood District Council as Local Planning Authority in pursuance of their powers under the said legislation **Grant Planning Permission** for the development described in the above application, subject to the following conditions.

Conditions:

01

The development hereby permitted shall not begin later than three years from the date of this permission.

Reason: To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

02

The development hereby permitted shall not be carried out except in complete accordance with the following approved plan references:

- Topographical Survey TG-230006/201
- Existing Site Plan 01 Rev A
- Proposed Elevations 08
- Tree Survey Report by Steven Burrows Advanced Tree Care Ltd
- Arboricultural Method Statement
- Preliminary Ecological Appraisal by BJ Collins
- Heritage Statement

Received by the Local Planning Authority on 6th August 2024

- Site Location Plan 06 Rev A

Received by the Local Planning Authority on 24th September 2024

- Tree Report Species
- Shade Plan

Received by the Local Planning Authority on 1st October 2024

- Tree Constraints Plan Rev No.1

Received by the Local Planning Authority on 18th October 2024

- Planning and Design and Access Statement

Received by the Local Planning Authority on 21st October 2024

- Proposed Site Plan 02 Rev H
- Proposed Plans 03 Rev J
- Proposed Block Plan 05 Rev F

Received by the Local Planning Authority on 21st November 2024

- Updated Green Belt calculations

Received by the Local Planning Authority on 9th December 2024

- Proposed Elevations 04 Rev J

Received by the Local Planning Authority on 16th January 2025

Reason: So as to define this permission.

03

Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until the following has been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until Part 2 has been complied with in relation to that contamination.

Part 1: Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Part 2: Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Part A, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Part B, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with Part C.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

04

The development hereby approved shall not commence until wheel washing/cleaning facilities have been installed on the site in accordance with details first submitted to and approved in writing by the Local Planning Authority. The wheel washing facilities shall always be maintained in working order and shall be used by any vehicle carrying mud, dirt, or other debris on its wheels before leaving the site so that no mud, dirt, or other debris is discharged or carried onto the public highway.

Reason: To reduce the possibility of deleterious material being deposited on the public highway.

05

No works shall be commenced in respect of the features identified below until samples have been submitted to and approved in writing by the Local Planning Authority.

- Bricks
- Roofing materials

The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure the development preserves the setting of the Conservation Area.

06

No works shall be commenced in respect of the features identified below, until details of the design, specification, fixing and finish in the form of drawings and sections at a scale of not less than 1:10 have been submitted to and approved in writing by the local planning authority. Works shall thereafter be undertaken and retained in accordance with the approved details.

- Windows
- Doors
- Treatment of window and door heads and cills
- Roof lights
- Verges and eaves
- Rainwater goods
- Extractor vents
- Flues
- Meter boxes
- Soil and vent pipes

Reason: To ensure the development preserves the setting of the Conservation Area.

07

Prior to first occupation of the development hereby approved, full details of both hard and soft landscape works shall be submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include:

- a) full details of all soft landscaping to be provided on site, to include every tree, shrub, hedge to be planted (including its proposed location, species and size). The scheme shall be designed so as to enhance the nature conservation value of the site, including the use of locally native plant species.
- b) full details of all hard surfacing materials to be provided to car parking, pedestrian access and circulation areas on site.
- c) full details of any means of enclosure, including any retaining structures, together with their methods of construction.

Reason: In the interests of protecting the visual amenities and character of this open countryside location.

08

Prior to first occupation of the development hereby approved, a scheme detailing the methods to control and dispose of surface water run-off from the site shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to first occupation of the development hereby approved, and retained and maintained as such thereafter.

Reason: To prevent an increase in surface water run-off from the site, in the interests of highway safety and flood prevention.

09

Prior to first occupation of the development hereby approved, the site access and driveway/parking/turning areas shall be provided in accordance with the scheme illustrated on the approved site plan (drawing number 03 Rev J). The driveway/parking/turning areas shall not be used for any purpose other than parking/turning/loading/unloading of vehicles.

Reason: In the interest of highway safety.

010

Prior to first occupation of the development hereby approved, a hard surfaced footway/verge crossing to serve the driveway from Nottingham Road shall be made available for use and be constructed in accordance with the highway authority's specification to the satisfaction of the Local Planning Authority. Existing redundant dropped kerb footway/verge areas shall be amended to form full height footway/verge provision.

Reason: In the interest of highway safety.

011

Prior to first occupation of the development hereby approved, the driveway shall be surfaced in a bound material, along the full width of the driveway for a minimum length of 8m within the site measured from the highway boundary, in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority. This area of driveway shall be maintained in the bound material for the life of the development.

Reason: In the interest of highway safety.

012

No part of the development hereby permitted shall be brought into use through occupation of the first dwelling until provision has been made within the application site for electric vehicle charging facilities in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The approved facilities shall thereafter be retained for the life of the development.

Reason: In the interest of promoting sustainable modes of travel.

013

The approved soft landscaping shall be completed during the first planting season following the first occupation of the dwelling, or such longer period as may be agreed in writing by the Local Planning Authority. Any trees/shrubs which, within a period of five years of being planted die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. The approved hard landscaping scheme shall be completed prior to first occupation.

Reason: To ensure the work is carried out within a reasonable period and thereafter properly maintained, in the interests of visual amenity and biodiversity.

014

The development hereby approved shall be carried out in accordance with the Arboricultural Method Statement by Steven Burrows received by the Local Planning Authority on 06.08.2024.

Reason: In the interests of protecting trees.

015

The development hereby approved shall be carried out in accordance with the recommendations as set out in the Preliminary Ecological Appraisal by BJ Collins, received by the Local Planning Authority on 06.08.2024.

Reason: In the interests of protecting species and their habitats.

016

Each dwelling hereby approved shall not be occupied until two artificial nest sites suitable for house sparrow and/or starlings, and two purpose-built bat boxes / tubes, have been installed into that dwelling, in accordance with the recommendations as set out in the Preliminary Ecological Appraisal by BJ Collins, received by the Local Planning Authority on 06.08.2024.

Reason: To ensure bat enhancement measures are achieved on the site.

017

The residential units hereby permitted shall be constructed as self-build dwellings in line with the definitions of self-build and custom build housing in the 2015 Act (as amended by the 2016 Housing and Planning Act) as follows:

1. The first occupation of the dwellings hereby permitted shall be by a person or persons who had a primary input into the design and layout of the dwellings;
2. The Council shall be notified of the persons who intend to take up first occupation of the units in the development hereby permitted at least two months prior to first occupation.

Reason: To ensure that the development complies with the self-build and custom house building definition and help to meet the districts self-build requirement, in accordance with the NPPF.

018

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and any order revoking, re-enacting or modifying that Order), other than development expressly authorised by this permission, there shall be no development under Schedule 2, Part 1 of the Order in respect of:

Class A: The enlargement, improvement or other alteration of a dwellinghouse.

Class B: The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.

Reason : To ensure that the local planning authority retains control over the specified classes of development normally permitted under the Town and Country Planning (General Permitted Development) (England) Order 2015 or any amending legislation) and to ensure that any proposed further alterations or extensions do not adversely impact upon the openness of the Green Belt or the setting of heritage assets.

019

No gates shall be erected at the access to the development from the public highway on Nottingham Road.

Reason: In the interest of highway safety.

020

Any proposed soakaway shall be located at least 5.0m to the rear of the highway boundary. Any proposed septic tank shall be located at least 10.0m to the rear of the highway boundary.

Reason: To protect the structural integrity of the highway and to allow for future maintenance.

Note to Applicant

01

This application has been the subject of discussions during the application process to ensure that the proposal is acceptable. The District Planning Authority has accordingly worked positively and pro-actively, seeking solutions to problems arising in coming to its decision. This is fully in accord Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

02

The applicant is advised that all planning permissions granted on or after the 1st December 2011 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website at www.newark-sherwooddc.gov.uk/cil/

If the development hereby approved is for a self-build dwelling, residential extension or residential annex you may be able to apply for relief from CIL. Further details about CIL are available on the Council's website: www.newark-sherwooddc.gov.uk/cil/ or from the Planning Portal: www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

03

From the information provided as part of the application, the development granted by this notice is considered exempt from the biodiversity gain condition.

Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission is deemed to have been granted subject to the condition "the biodiversity gain condition" that development may not begin unless:

- a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- b) the planning authority has approved the plan;

OR

- c) the development is exempt from the biodiversity gain condition.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission is Newark and Sherwood District Council (NSDC).

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. Details of these exemptions and associated legislation are set out in the planning practice guidance on biodiversity net gain (Biodiversity net gain - GOV.UK (<http://www.gov.uk>)]www.gov.uk))

Based on the information available, this permission is considered by NSDC not to require the approval of a biodiversity gain plan before development is begun, because the following reason or exemption is considered to apply - The application is exempt from BNG as it is a self-build development.

04

The development makes it necessary to alter a vehicular crossing on Nottingham Road. These works shall be constructed to the satisfaction of the Highway Authority. The developer is required to contact the Highway Authority's agent, VIA East Midlands (Tel. 0300 500 8080), to arrange for these works to be designed/approved and implemented.

05

Should it be necessary to construct new footways to satisfy the above planning condition, the developer will be undertaking work in the public highway which is land subject to the provisions of the Highways Act 1980 (as amended) and therefore land over which the developer has no control. To undertake the works, which must comply with Nottinghamshire County Council's current highway design guidance and specification for roadworks, the developer will need to enter into an Agreement under Section 278 of the Act. The Agreement can take some time to complete as timescales are dependent on the quality of the submission, as well as how quickly the developer responds with any necessary alterations. Therefore, it is recommended that the developer contacts the Highway Authority as early as possible. Work in the public highway will not be permitted until the Section 278 Agreement is signed by all parties.

06

Any details submitted in relation to a reserved matters or discharge of condition planning application, are unlikely to be considered by the highway authority until technical approval of the Section 278 Agreement is issued.

Contact hdc.north@nottsc.co.uk 0115 804 0022

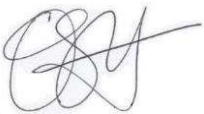
07

The deposit of mud or other items, and/or the discharge of water, onto the public highway are offences under Sections 149 and 151, Highways Act 1980. The applicant, any contractors, and the owner/occupier of the land must therefore ensure that nothing is deposited on the highway, nor that any soil or refuse etc is washed onto the highway, from the site. Failure to prevent this may force the highway authority to take both practical and legal action (which may include prosecution) against the applicant/contractors/owner or occupier of the land.

08

Planning consent is not consent to work on or adjacent to the public highway, therefore prior to any works commencing on site, including demolition works, the developer must contact Highways Network Management at licences@viaem.co.uk to ensure all necessary licences and permissions are in place.

A copy of the decision notice and the officer/committee report are available to view on the Council's website.



Authorised Officer on behalf of Planning Development, Newark and Sherwood District Council

Date: 13 February 2025

Note: Attention is drawn to the attached notes.

Important note:

This permission refers only to that required under the town and country planning acts and does not include any consent or approval under any other enactment, byelaw, order or regulation, including the passing of plans for the purpose of the building regulations which requires additional approval and a separate application must be submitted.

Approval of details (Reserved Matters): Applicants who receive an approval of details, known as “reserved matters”, under previous outline permission are reminded of the requirements as to commencement of the development within the time specified in the conditions attached to the outline permission and to ensure that any other conditions attached to that outline permission are complied with.

Discharge of Conditions: Please note the Discharge of Condition incurs a nationally set fee and the service normally has 8 weeks to respond to each request from date of receipt. Further details are available on our website at: <https://www.newark-sherwooddc.gov.uk/planningdecisions/>

Material samples:

Physical samples of materials for applications **should not** be submitted to the Council. Photographs, brochures/weblinks and detailed product specifications should provide sufficient detail for assessment by officers. If an actual sample is needed, your case officer will contact you to arrange how they wish to view it, this will normally be on site.

Appeals to the Ministry of Housing, Communities and Local Government: If you disagree with the decision of the Local Planning Authority to grant it subject to conditions, then you can appeal to the Planning Inspectorate. It is important to note that there are different time periods in which you can appeal from the date of this notice. Please note, if you seek an inquiry you are asked to give the Planning Inspectorate and local planning authority at least 10 days’ notice that you intend to submit an inquiry appeal. Further information is available on the Planning Inspectorates website at:

- For an appeal against a Householder application - <https://www.gov.uk/appeal-householder-planning-decision>
- For an appeal against a Full Planning application - <https://www.gov.uk/appeal-planning-decision>
- Customer support team by telephone 0303 444 5000

Minor Amendments (not applicable to Listed Building Consent): If you wish to make alterations to a scheme after it has been granted planning approval, some minor changes to approved plans can be dealt with under an amended plan procedure. If this is an option you wish to pursue, the relevant application forms entitled “Application for a non-material amendment following a grant of planning permission” should be completed and returned to us along with scaled plans showing the proposed amendments and a fee. You can submit (and view guidance) your applications online or alternatively, please telephone our Customer Services on 01636 650000 who can arrange for a set to be posted to you.

We will in most cases accept the following as minor amendments to previously approved plans:

- Reduction in the volume/size of the building/extension
- Reduction in the height of the building/extension
- Amendments to windows/doors/openings that will not have any impact on neighbouring properties

However, this advice is given on an informal basis only and is therefore not binding on any future recommendation, which may be made to the Council or any formal decision by the Council. We consider the following to normally take a development beyond the scope of the permission and will therefore require a fresh application to be submitted:

- Significant increase in the volume of the building/extension
- Significant increase in the height of the building/extension
- Changes which would conflict with a condition on the original approval

- Additional and/or repositioned windows/doors/openings that will have an impact on neighbouring properties
- Changes which would alter the description of development from the original application
- Amendments that would warrant re-consultation either of neighbours, council departments or statutory bodies

Further details are available on our website at: <https://www.newark-sherwooddc.gov.uk/planningdecisions/>

Disposal of any building waste: If you are having any building or remedial work done on your home or constructing a new dwelling, you have a 'Duty of Care' to ensure your waste is disposed of properly. Any contractor you employ or even if you arrange to have any construction or demolition waste removed yourself, the person you give it to must be a registered waste carrier. You should ask to see their Waste Carriers Licence and obtain a receipt for any waste which is removed. To ensure they are registered, you can also check with the Environment Agency online or by telephoning 08708 506506.

Help to keep our District a cleaner and less polluted place.