

NOTICE OF PLANNING PERMISSION

TP 2/1 (b)

TOWN AND COUNTRY PLANNING ACT 1990

Application No:2020/0294

Mr George Machin
GraceMachin Planning & Property
2 Hollowstone
The Lace Market
Nottingham
NG1 1JH

Applicant: Mr A. Muldoon and S. Osborne
Location : 133-137 Breck Hill Road Woodthorpe Nottinghamshire
Proposal : Two dwellings and proposed rear extension (ground and first floor) at no.133

The Gedling Borough Council having considered an application numbered as above, which application and plans and any relevant correspondence are hereinafter referred to as 'the application' hereby in pursuance of their powers under the above mentioned Act.

GRANT PERMISSION

For the development in accordance with the application, subject to compliance with the following conditions imposed for the reasons set out below:-

Conditions

1. The development must be begun not later than three years beginning with the date of this permission.
2. The extension at 133 Breck Hill Road hereby permitted shall be completed in accordance with the submitted documents received on the 25th March 2020 - the Application Form; the following plans received on the 3rd April 2020: Site location plan 2006.042.011 Rev C; Existing Block Plan 2006.042.012 Rev C Existing and Proposed Plans for 133 Breck Hill Road deposited on the 28th May 2020 - drg. ref. 2006.042.009.

The development hereby permitted shall be undertaken in accordance with the submitted documents

3. No above ground construction works shall commence on the extension at 133 Breck Hill Road hereby approved until samples of the proposed external facing and roofing materials to be used in the construction of the development have

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been submitted to, and approved in writing by the Local Planning Authority
and the development shall only be undertaken in accordance with the
materials so approved and shall be retained as such thereafter.

4. The two new dwellings hereby permitted shall be completed in accordance with the submitted documents received on the 25th March 2020 - the Application Form; the following plans received on the 3rd April 2020: Site location plan 2006.042.011 Rev C; Existing Block Plan 2006.042.012 Rev C Streetscene 2006.042.008 Rev U; Floor Plans 2006.042.011 Rev M; Elevations 2006.042.007 Rev H; and the following plans received 20th May 2020 Proposed Block Plan 2006.042. 002 Rev Q.

The development hereby permitted shall be undertaken in accordance with the submitted documents.

5. No above ground construction works shall commence on the two new dwellings hereby approved until samples of the proposed external facing and roofing materials to be used in the construction of the development have been submitted to, and approved in writing by the Local Planning Authority and the development shall only be undertaken in accordance with the materials so approved and shall be retained as such thereafter.
6. No above ground construction works shall commence on the two new dwellings hereby approved until full details of both soft and hard landscape works shall be submitted to and approved in writing by the Local Planning Authority. The detailed landscape plans and particulars shall include: (a) details of size, species, positions and densities of all trees, hedges and shrubs to be planted; (b) details of the boundary treatments, including those to individual plot boundaries and retaining walls; (c) the proposed means of surfacing access roads, car parking areas, and the frontages of properties such as driveways and footpaths to front doors, and (d) a programme of implementation.

The development shall be implemented in accordance with the approved details, which shall be retained for the lifetime of the development.

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7. If within a period of five years beginning with the date of the planting of any tree or shrub, approved in relation to Condition 6, that tree or shrub, or any tree or shrub that is planted in replacement of it, is removed, uprooted or destroyed or dies, or becomes in the opinion of the Local Planning Authority seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

8. Before the development is commenced on the new two dwellings hereby approved a Construction Emission Management Plan (CEMP) for minimising the emission of dust and other emissions to air during the site preparation and construction shall be submitted to and approved in writing by the Local Planning Authority. The CEMP must be prepared with due regard to the guidance produced by the Council on the assessment of dust from demolition and construction and include a site specific dust risk assessment. All works on site shall be undertaken in accordance with the approved CEMP.

9. From the date of first occupation of any new dwelling built on a site with one or more dedicated vehicle parking spaces and/or a garage shall be provided with access to a fully operation 3 pin socket on a dedicated 16A circuit, capable of providing a safe overnight 'trickle' charge to an electric vehicle using a mode 2 charging cable. Charging points should be provided either within garage space or via outdoor, weatherproof sockets within 3m easy access of the off road parking areas. All EV charging points shall be clearly marked with their purpose.

10. An Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) in accordance with BS 5837:2012 shall be submitted to and approved in writing by the Local Planning Authority before any works commence in relation to the widening of the existing dropped kerb to serve the new dwellings hereby approved. This shall include precise details of these works and specifications demonstrating how tree roots will remain unaffected (e.g. no dig cellular confinement systems). Once these details are approved the development shall be undertaken in accordance with the approved details and the tree protection measures retained during these works.

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11. No part of the new residential development hereby permitted shall be brought into use until all drives/ parking areas are surfaced in a hard-bound material (not loose gravel) for a minimum of 5.5 metres behind the Highway boundary. The surfaced drives/ parking areas shall then be maintained in such hard-bound material for the life of the development..

12. No part of the new residential development hereby permitted shall be brought into use until all access driveways parking area (s) are constructed with provision to prevent the unregulated discharge of surface water from the driveway/parking area(s) to the public highway in accordance with details first submitted to and approved in writing by the LPA. The provision to prevent the unregulated discharge of surface water to the public highway shall then be retained for the life of the development.

13. No part of the development for the two new dwellings hereby permitted shall be brought into use until all vehicular accesses are constructed with a gradient not exceeding 1 in 20 for a distance of 5m from the rear of the highway boundary, and never exceeds 1:12 thereafter, in accordance with details to be first submitted to and approved in writing by the Local Planning Authority.

14. No part of the new residential development hereby permitted shall be brought into use until dropped vehicular footway crossing fronting the parcel of land to be developed are available for use and constructed in accordance with the Highway Authority specification to the satisfaction of the Local Planning Authority. These proposed vehicular accesses are located in close proximity to highway tree where the following construction methods must be adhered to and must be mentioned when contacting NCC licencing team:
 1. A 2.0 metre construction exclusion zone (CEZ) must be in place around the tree.
 2. Any excavation works outside of the CEZ but within the crown spread of the tree must be carried out carefully by hand so that any roots greater than 25mm in diameter are not damaged or severed.
 3. All materials and equipment must not be stored beneath the crown spread of the tree

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4. Cement washings or any other toxic liquids must also not be disposed of beneath the crown spread of the tree.
5. If any significant roots greater than 25mm in diameter are identified to be cut or pruned, then approval from the highway authority must be made beforehand.
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15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no development falling within Classes A, B, C, D and E of Part 1 of Schedule 2 to that Order shall be carried out in relation to the new residential development hereby approved.

Reasons

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt.
3. In the interests of visual amenity in accordance with the aims of policy LPD 40 of the Local Planning Document.
4. For the avoidance of doubt.
5. In the interests of visual amenity in accordance with the aims of policy LPD 40 of the Local Planning Document.
6. To ensure a satisfactory development in accordance with the aims of Policy 10 of the Aligned Core Strategy and policy LPD 32 of the Local Planning Document.

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7. To ensure a satisfactory development in accordance with the aims of Policy 10 of the Aligned Core Strategy and policy LPD 32 of the Local Planning Document.
8. To ensure the development is constructed in an appropriate sustainable manner which takes into consideration air quality within the Borough, and takes into consideration the National Planning Policy Framework and Policy LPD11 of the Council's Local Plan.
9. To ensure the development is constructed in an appropriate sustainable manner which takes into consideration air quality with in the Borough, and takes into consideration the National Planning Policy Framework and policy LPD 11 of the Local Planning Document.
10. To ensure that the highway tree is adequately retained and protected.
11. To reduce the possibility of deleterious material being deposited on the public highway (loose stones etc.)
12. To ensure surface water from the site is not deposited on the public highway causing dangers to road users.
13. In the interests of Highway safety.
14. In the interests of Highway safety and to protect the highway trees
15. To protect the amenity of adjoining and nearby dwellings, in accordance with the aims of Policy 10 of the Aligned Core Strategy and Policy LPD 32 of the Local Planning Document 2018 (LPD).

Notes to Applicant

The applicant is advised that all planning permissions granted on or after 16th October 2015 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website at www.gedling.gov.uk. The proposed

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extension at 133 Breck Hill Road has been assessed and it is the Council's view that
CIL is not payable on the development hereby approved as the gross internal area of
new build is less 100 square metres

The applicant is advised that all planning permissions granted on or after 16th
October 2015 may be subject to the Community Infrastructure Levy (CIL). Full details
of CIL are available on the Council's website. The proposed new dwellings have
been assessed and it is the Council's view that CIL IS PAYABLE on the development
hereby approved as is detailed below. Full details about the CIL Charge including,
amount and process for payment will be set out in the Regulation 65 Liability Notice
which will be sent to you as soon as possible after this decision notice has been
issued. 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 or from the Planning Portal:
www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

The Borough Council has worked positively and proactively with the applicant in
accordance with paragraph 38 of the National Planning Policy Framework (2018).
Negotiations have taken place during the determination of the application to address
adverse impacts identified by officers. Amendments have subsequently been made
to the proposal, addressing the identified adverse impacts, thereby resulting in a
more acceptable scheme and a favourable recommendation.

The proposed development lies within a coal mining area which may contain
unrecorded coal mining related hazards. If any coal mining feature is encountered
during development, this should be reported immediately to The Coal Authority on
0845 762 6848. Further information is also available on The Coal Authority website at
www.coal.decc.gov.uk. Property specific summary information on past, current and
future coal mining activity can be obtained from The Coal Authority's Property Search
Service on 0845 762 6848 or at www.groundstability.com.

The proposed residential development makes it necessary to construct a vehicular
crossing over a footway of the public highway. These works shall be constructed to
the satisfaction of the Highway Authority. You are, therefore, required to contact the
County Council's Customer Services to arrange for these works on telephone 0300
500 80 80.to arrange for these works to be carried out.

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Dated: 22nd June 2020

A handwritten signature in black ink, appearing to be 'M. D. D.', is written over a faint rectangular stamp.

Authorised Officer

Attention is drawn to the attached notes.