



Bassetlaw
DISTRICT COUNCIL
— North Nottinghamshire —

Mrs Charlotte Copley
Artreum Ltd
Pure Offices
4100 Park Approach
Thorpe Park
Leeds
LS15 8GB

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

Application For: Full Planning Permission

NOTICE OF DECISION

Application No: 21/00775/FUL

Applicant: Mr Andrew Ridley

Agent: Mrs Charlotte Copley

Proposal: Erection of Three Detached Dwellings, One Pair of Semi-detached Dwellings and Separate Garage Block.

Site Address: Land At Priory Farm Retford Road South Leverton Retford
Nottinghamshire

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

CONDITIONS:

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

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

2. The development hereby approved shall be carried out only in accordance with the details and specifications included on the submitted planning application form and shown on submitted documents and drawings which include the following:

- Drawing No. 1017-001-02-01 Rev.C Proposed Site Layout Scale 1:500@A3 received on 21 December 2021.
- Drawing No. 1017-001-03-03 Rev.A Plot 1 Floor Plans & Elevations 1:100@A2 received on 21 December 2021.
- Drawing No. 1017-001-03-04 Rev.A Plots 2 and 3 Floor Plans & Elevations 1:100@A2 received on 21 December 2021.
- Drawing No. 1017-001-03-05 Rev.A Plot 5 Floor Plans & Elevations 1:100@A2 received on 21 December 2021.
- Drawing No. 1017-001-03-06 Rev.A Plot 4 Floor Plans & Elevations 1:100@A2 received on 21 December 2021.
- Drawing No. 1017-001-03-08 Garages Floor Plans & Elevations 1:100@A3 received on 21 December 2021.

Reason: To ensure that the development takes the agreed form envisaged by the Local Planning Authority when determining the application.

3. No works relating to site preparation or construction shall take place outside 08:00 hours to 18:00 hours Monday to Friday; 09:00 hours to 13:00 hours on Saturday and not at all on Sundays, Bank Holidays or Public Holidays.

Reason: To safeguard the amenities of dwellings located in the vicinity of the application site.

4. Development shall not commence until detailed investigation has been carried out, in such manner as may be agreed in writing by the Local Planning Authority, of the areas of the site which may be contaminated, and the findings of the investigation reported to and agreed in writing by the Local Planning Authority. Any necessary remedial measures identified by the investigation shall be carried out in full before the use of the site / the occupation of the buildings(s), hereby permitted, commences.

Reason: To ensure that the site, when developed, is free from contamination, in the interests of safety.

5. No dwelling hereby approved shall be occupied until the existing radii kerb access onto Retford Road has been removed and a footway of approximately 2m in width has been provided across the full site frontage, as shown for indicative purposes on amended plan 1017-001-02-01 Rev C. The highway verge shall be reinstated between the rear of the footway and the site boundary and a dropped kerb crossing shall be provided across the full width of each proposed vehicular access onto Retford Road.

Reason: In the interest of highway safety

6. No dwelling hereby approved shall be occupied until 2.4m x 43m visibility splays have been provided from the property's associated access onto Retford Road. Within these splays there must be no obstructions to vision above 600mm in height (other than apparatus within the public highway). These splays shall remain for the lifetime of each associated access.

Reason: In the interest of highway safety.

7. No dwelling hereby approved shall be occupied until the shared private drive, communal turning head and the property's associated car parking spaces have been provided in accordance with the approved plan. Each driveway shall be surfaced in a hard, bound material for a minimum of 5m beyond the highway boundary and drainage measures shall be included which prevent the unregulated discharge of

surface water into the public highway. The parking spaces, communal turning head, surfacing materials and drainage measures shall be retained as approved for the lifetime of the development.

Reason: In the interests of highway safety.

8. No dwelling hereby approved shall be occupied until the wheelie bin collection point has been provided within the site as close to the Retford Road site boundary as possible but outside any visibility splay.

Reason: In the interests of highway safety.

9. Vehicular and pedestrian gradients shall be no steeper than 1:20 for the first 5 metres into the site and 1:12 thereafter, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interest of highway safety.

10. Development shall not commence within the application site until the developer has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure that any features of archaeological interest are protected or recorded.

11. Before the windows and doors hereby approved are installed, details of their material, design, specification, and finish, shall be submitted to and agreed in writing by the Local Planning Authority. The windows and doors shall only be in accordance with the agreed details.

Reason: To ensure the development preserves the setting of nearby heritage assets including Listed Buildings.

12. Before the garage doors hereby approved are installed, details of their material, design, specification, and finish, shall be submitted to and agreed in writing by the Local Planning Authority. The garage doors shall only be in accordance with the agreed details.

Reason: To ensure the development preserves the setting of nearby heritage assets including Listed Buildings.

13. Before any construction occurs above damp proof course (DPC) level, details of the brick bond(s) to be used on the new buildings hereby permitted shall be submitted to and agreed in writing by the Local Planning Authority. The completed development shall only be in accordance with the agreed brick bond(s).

Reason: To ensure the development preserves the setting of nearby heritage assets including Listed Buildings.

14. The buildings hereby approved shall be constructed in Forterra 'Hampton Rural blend' brick only, unless otherwise agreed in writing with the Local Planning Authority before any bricks are laid above DPC level.

Reason: To ensure the development preserves the setting of nearby heritage assets including Listed Buildings.

15. Notwithstanding the submitted details, the roofs of the buildings hereby approved shall be finished with non-interlocking natural red clay pantiles only.

Reason: To ensure the development preserves the setting of nearby heritage assets including Listed Buildings.
16. The rainwater goods to be used in the development hereby permitted shall be cast metal or an imitation cast metal, finished black, with half-round gutters fixed on rise and fall brackets without fascia boards.

Reason: To ensure the development preserves the setting of nearby heritage assets including Listed Buildings.
17. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or and order revoking or re-enacting that order), no dormer windows, roof lights (other than those approved as part of this development) or solar panels shall be placed on roofs of the buildings hereby permitted, without the prior approval of the Local Planning Authority.

Reason: The site is prominently located within the setting of several heritage assets. The unsympathetic extension or alteration to the approved buildings may cause harm to the setting of those heritage assets.
18. Notwithstanding those windows and doors permitted by way of this permission and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any order revoking and re-enacting that Order), no new window or door openings shall be inserted, no window and door openings shall be altered and no windows or doors shall be replaced (other than on a like-for-like basis) in the buildings hereby permitted, without the prior approval of the Local Planning Authority.

Reason: The site is prominently located within the setting of several heritage assets. The unsympathetic extension or alteration to the approved buildings may cause harm to the setting of those heritage assets.
19. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or and order revoking or re-enacting that order), no building, extension or structure (other than those permitted as part of this development) shall be erected or placed on the approved buildings or in their curtilages without the prior approval of the Local Planning Authority.

Reason: The site is prominently located within the setting of several heritage assets. The unsympathetic extension or alteration to the approved buildings may cause harm to the setting of those heritage assets.
20. Before any development occurs above DPC level, full details of the manner in which foul sewage and surface water are to be disposed of from the site have been submitted to and agreed in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.

Reason: To ensure that the site is drained in a satisfactory manner.
21. Before any construction occurs above damp proof course (DPC) level, a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority,

which shall include the boundary treatment to the site and the re-instatement of the Retford Road boundary with native species hedgerow where possible. The approved scheme shall be fully implemented within nine months of the date when the last dwelling on the site is first occupied. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced in the following planting season by trees or shrubs of a size and species similar to those originally required to be planted.

Reason: To ensure the satisfactory overall appearance of the completed development and to help assimilate the new development into its surroundings.

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 www.bassetlaw.gov.uk/everything-else/planning-building/community-infrastructure-levy

It is the Council's view that CIL MAY BE PAYABLE on the development hereby approved as is detailed below. If CIL IS LIABLE 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, extension or annex you may be able to apply for relief from CIL. Further details about CIL are available on the Council's website:

www.bassetlaw.gov.uk/everything-else/planning-building/community-infrastructure-levy

or from the Planning Portal:

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

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.

3. The development will require works in the public highway, which is land subject to the provisions of the Highways Act 1980 (as amended) and therefore land over which the applicant has no control. In order to undertake these works the applicant will need the formal legal agreement of the Highway Authority. The applicant is therefore required to contact the County Council (tel. 0300 500 80 80) to arrange for these works to be carried out.

The applicant should note that the remaining highway verge crossing the site frontage should not be incorporated into the application site / adjacent plots.

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: **27 January 2022**



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: 21/00775/FUL

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.