



Bassetlaw
DISTRICT COUNCIL
— North Nottinghamshire —

Mr T Potter
P & HS Architects
84 Albion Street
Leeds
LS1 6AG

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

Application For: Full Planning Permission

NOTICE OF DECISION

Application No: 22/01514/FUL

Applicant: Mr A White

Agent: Mr T Potter

Proposal: Erect an Emergency Care Extension to the Existing Hospital, With Alterations and Enhancements to the Existing Adjacent Buildings, Reconfiguration of Car Parking and Ambulance/Patient Drop-Off Areas

Site Address: Doncaster And Bassetlaw NHS Foundation Trust Bassetlaw Hospital
Kilton Hill Worksop Nottinghamshire S81 0BD

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. 0701 REV P03 Site Location Plan 1:2500@A3 received on 28 November 2022.

- Drawing No. 0702 REV P03 Existing Block Plan 1:500@A1 received on 28 November 2022.
- Drawing No. 0703 REV P03 Existing Site Plan (Topographical) 1:200@A0 received on 28 November 2022.
- Drawing No. 0704 REV P02 Existing Level 2 Floor Plans 1:200@A1 received on 7 November 2022.
- Drawing No. 0705 REV P02 Existing Level 3 Floor Plans 1:200@A1 received on 7 November 2022.
- Drawing No. 0707 REV P03 Proposed Block Plan 1:500@ A1 received on 28 November 2022.
- Drawing No. 0708 REV P03 Proposed Site Plan 1:200@A0 received on 28 November 2022.
- Drawing No. 0709 REV P03 Proposed Level 2 Floor Plans 1:200@A1 received on 28 November 2022.
- Drawing No. 0710 REV P03 Proposed Level 3 Floor Plans 1:200@A1 received on 28 November 2022.
- Drawing No. 0711 REV P03 Proposed Roof Plan 1:200@A1 received on 28 November 2022.
- Drawing No. 0712 REV P02 Existing Elevation 1:200@A1 received on 7 November 2022.
- Drawing No. 0713 REV P03 Proposed Elevations Sheet 1 1:200@A1 received on 28 November 2022.
- Drawing No. 0714 REV P03 Proposed Elevations Sheet 2 1:200@A1 received on 7 November 2022.
- Drawing No. 1000 REV P04 Below Ground Drainage Outline Drainage Strategy 1:200@A1 received on 31 January 2023.
- Drawing No. 1001 REV P01 Below Ground Drainage Typical Drainage Details - Sheet 1 of 2 N.T.S. received on 7 November 2022.
- Drawing No. 1002 REV P01 Below Ground Drainage Typical Drainage Details - Sheet 2 of 2 N.T.S. received on 7 November 2022.
- Drawing No. 1003 REV P03 Below Ground Drainage Typical Attenuation Tank Detail N.T.S. received on 31 January 2023.
- Drawing No. 1004 REV P01 Below Ground Drainage Flow Control Chambers & Typical Catchpit Detail N.T.S. received on 7 November 2022.
- Drawing No. 1005 REV P01 Below Ground Drainage Exceedance Flow Paths 1:200@A1 received on 31 January 2023.

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

3. Details of the facing brick and colour of the cladding to be used in the construction of the building hereby permitted shall be submitted to and agreed in writing by the Local Planning Authority before any development occurs above damp proof course level (DPC). The development shall be carried out only in accordance with the agreed details.

Reason: To ensure the satisfactory appearance of the completed development.

4. No part of the development hereby permitted shall be brought into use until the additional car parking has been provided in hard bound materials (not loose gravel) and is marked out in accordance with the approved plan HG0049/PHS/XX/XX/DR/A/0708 Rev P02. The parking areas shall not be used for any purpose other than the parking of vehicles whilst the development remains in existence.

Reason: To ensure adequate parking arrangements are available.

5. The development shall be carried out in accordance with the travel plan SLR Ref No: 403.064442.00001 September 2022.

Reason: In the interest of sustainable travel.

6. No part of the development hereby permitted shall be brought into use until a minimum of two car parking spaces have been fitted with EV fast charging points (minimum specification - 7w Mode 3 with Type 2 connector, 230v AC 32 Amp single phase dedicated supply) in accordance with details and locations to be first submitted to and approved by the Local Planning Authority.

Reason: To comply with paragraph 112 of the National Planning Policy Framework and in the interest of sustainable transport.

7. Details of all outdoor lighting to be erected on the site have been submitted to and agreed in writing by the Local Planning Authority before first use of the site. The details shall include the height, direction and level of illumination of all lights. Only those lights agreed by the Local Planning Authority shall be erected.

Reason: To safeguard the amenity of residents living in the vicinity of the site and to prevent unnecessary lighting of the site and surrounding area.

8. Before the development is brought into use a Noise Report shall be submitted and agreed in writing by the Local Planning Authority, detailing the noise impact of the new and refurbished plant and any mitigation necessary to ensure no detrimental impact on the amenity of nearby residents.

Reason: To protect the amenity of nearby residents from any increase in noise from new plant.

9. 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.

NOTES

1. 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.

2. 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

The proposed development has been assessed and it is the Council's view that CIL is not payable on the development hereby approved as the development type proposed is zero rated in this location.

3. All bat species are statutorily protected from reckless killing, injuring and disturbance, and damage and obstruction to roost sites by the Wildlife and Countryside Act, 1981 (and as amended) and by the Conservation (natural Habitats & c) Regulations 1994 (and as amended). Even if bats are not present their roosts are protected all year round. Should any bats be found or disturbed during the course of the work, you are legally obliged to stop work and contact Natural England immediately. The address is Block 7, Government Buildings, Chalfont Drive, Nottingham, NG8 3SN (Telephone 0300 060 0730).

STATEMENT

The application as submitted was acceptable and did not require the Local Planning Authority to work positively and proactively with the applicant to seek solutions to problems arising from the application.

Date: **24 February 2023**



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: 22/01514/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.