

CHRISTIAN YORKE
LYNDALE
HARWORTH ROAD
BLYTH
WORKSOP
S81 8HQ

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

Application For: Full Planning Permission

NOTICE OF DECISION

Application No: 18/00559/FUL **Previous Ref:** PP-06826110

Applicant: BISHOP

Agent: CHRISTIAN YORKE

Proposal: DEMOLITION OF BREEZE BLOCK STABLES / STORES AND CONSTRUCT NEW DWELLING

Site Address: THE STABLES KIRKLINGTON ROAD HOCKERTON SOUTHWELL NOTTINGHAMSHIRE

Newark and Sherwood District Council as Local Planning Authority in pursuance of their powers under the said legislation **grant Full Planning Permission** for the development described in the above application, subject to compliance with the condition/s imposed for all the reasons set out below.

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:

PC253 / 04 Rev A PROPOSED SITEPLAN

PC235_05 REV B PROPOSED PLANS

PC235_06 REV A PROPOSED ELEVATION

PC235_07 REV A PROPOSED ELEVATIONS

PC235_08 REV A PROPOSED PERSPECTIVE

unless otherwise agreed in writing by the local planning authority through the approval of a non-material amendment to the permission.

Reason: So as to define this permission.

03

No development shall be commenced until [details] samples of the materials identified below have been submitted to and approved in writing by the local planning authority. Development shall thereafter be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Facing materials

Bricks

Roofing tiles

Reason: In the interests of visual amenity.

04

No development shall be commenced until full details of both hard and soft landscape works have been 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 schedule (including planting plans and written specifications, including cultivation and other operations associated with plant and grass establishment) of trees, shrubs and other plants, noting species, plant sizes, proposed numbers and densities. The scheme shall be designed so as to enhance the nature conservation value of the site, including the use of locally native plant species.

an implementation and phasing programme.

existing trees and hedgerows, which are to be retained pending approval of a detailed scheme, together with measures for protection during construction.

means of enclosure;

car parking layouts and materials;

hard surfacing materials

Reason: In the interests of visual amenity and biodiversity.

05

All hard and soft landscape works shall be carried out in accordance with the approved implantation and phasing plan. The works shall be carried out before any part of the development is occupied or in accordance with the programme agreed with the local planning authority.

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

06

No part of the development hereby permitted shall be brought into use until the access to 'The Stables' has been completed and surfaced in a bound material for a minimum distance of 5m behind the highway boundary in accordance with plan PC253/04 Rev. B.

Reason: In the interests of highway safety.

07

The bedroom window opening on the north-west facing side elevation shall be obscured glazed to level 3 or higher on the Pilkington scale of privacy or equivalent and shall be restricted to no more than a 20 degree angle of opening as shown on plan Ref. PC253/05. This specification shall be complied with before the development is occupied and thereafter be retained for the lifetime of the development unless otherwise agreed in writing by the local planning authority.

Reason: To safeguard against overlooking and loss of privacy in the interests of amenity of occupiers of neighbouring properties

Note to Applicant

01

The development makes it necessary to construct a vehicular crossing over a verge of the public highway. These works shall be constructed to the satisfaction of the Highway Authority. You are, therefore, required to contact VIA, in partnership with NCC, tel: 0300 500 8080 to arrange for these works to be carried out.

02

This application has been the subject of pre-application discussions and has been approved in accordance with that advice. 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 accordance with Town and Country Planning (Development Management Procedure) Order 2010 (as amended).

03

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

The proposed development has 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: www.newark-sherwooddc.gov.uk/cil/ or from the Planning Portal: <http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

04

This application includes the demolition of stables and construction of a residential dwelling and there lies the potential for these to have been used for a variety of activities. It would depend on what specific activities have been carried out to consider the implications, if any, for contamination of the site. The applicant/developer will need to have a contingency plan should the construction/conversion phase reveal any contamination, which must be notified to the Pollution Team in Environmental Health at Newark and Sherwood District Council on (01636) 650000.'

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.

Discharge of Conditions

Please note the Discharge of Condition incurs a fee and the service normally has 8 weeks to respond to each request from date of receipt.

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

Date: **20 July 2018**



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

Note: Attention is drawn to the Notices Attached

Grant of Planning Permission

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APPROVAL OF DETAILS (RESERVED MATTERS)

Applicants who receive an approval of details, known as “reserved matters”, under a 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.

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.

1. If the applicant is aggrieved by the decision of the Local Planning Authority to grant permission or approval subject to conditions, he may appeal to The Planning Inspectorate, in accordance with Section 78 of the Town and Country Planning Act 1990, within SIX MONTHS of the date of this decision. The Planning Inspectorate has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances, which excuse the delay in giving notice of appeal. You must use a **Planning Appeal Form or Householder Appeal Form** when making your appeal which is obtainable from The Planning Inspectorate Room 3/15A Temple Quay House 2 The Square Temple Quay Bristol BS1 6PN. If requesting forms from the Planning Inspectorate, please state the appeal form you require.
2. The Planning Inspectorate is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise that subject to the conditions imposed by them, having regard to the statutory requirements (*), to the provisions of the development order and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him.

(*) The statutory requirements are those set out in Section 79 (6) of the Town and Country Planning Act 1990, namely Sections 70 and 72 (1) of the Act.
3. If permission to develop land is refused, or granted subject to conditions, whether by the Local Planning Authority or by The Planning Inspectorate and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out any development which has been or would be permitted he may serve on the Council of the District in which the land is situated, a purchase notice requiring the council to purchase his interest in the land in accordance with the provisions of Part IV of the Town and Country Planning Act 1990.
4. In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by The Planning Inspectorate on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

Notes for Minor Amendments

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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. The form can be downloaded from the planning portal at www.planningportal.gov.uk or alternatively, if you do not have access to the internet, please telephone our Customer Services on 01636 650000 who can arrange for a set to be posted to you. Guidance notes on how to complete these forms can also be found on the Planning Portal website.

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