



Bassetlaw
DISTRICT COUNCIL
— North Nottinghamshire —

Phil Hawdon
Hawdon Russell Architects
52 Wharf Street
Sowerby Bridge
HX6 2AE

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

Application For: Reserved Matters

NOTICE OF DECISION

Application No: 21/01546/RES

Applicant: J & G Ling

Agent: Phil Hawdon

Proposal: Reserved Matters Application for the Approval of Appearance, Landscaping, Layout, Scale and Access Following Outline P.A 19/01369/OUT for Residential Development, Including all Pre-Commencement Conditions of the Outline Approval

Site Address: Land North Of Brindley House Blyth Road Ranby Nottinghamshire

The Council have considered the application and hereby **GRANT APPROVAL OF RESERVED MATTERS** subject to the conditions which have been imposed for the reasons set out below:

CONDITIONS:

1. The development hereby permitted shall be in accordance with the following approved plans:
 - Location Plan and Site Plan as Existing drawing no. 34/2290/01 received on 11 October, 2021
 - Site Sections as Existing drawing no. 34/2290/02 received on 11 October, 2021
 - Amended Site and Roof Plan as Proposed drawing no. 34/2290/03 Rev A received on 23 December, 2021
 - Ground Floor Plans as Proposed drawing no. 34/2290/04 received on 11 October, 2021

- First Floor Plans as Proposed drawing no. 34/2290/05 received on 11 October, 2021
- Sections / Elevations as Proposed (Sheet 1) drawing no. 34/2290/06 received on 11 October, 2021
- Sections / Elevations as Proposed (Sheet 2) drawing no. 34/2290/07 received on 11 October, 2021
- Sections / Elevations as Proposed (Sheet 3) drawing no. 34/2290/08 received on 11 October, 2021
- Drainage Plan with Trees to be Retained drawing no. 34/2290/09 Rev A received on 11 October, 2021

Reason: For the avoidance of doubt.

2. The facing materials to be used in the development hereby permitted shall only be as stated in the application, unless otherwise agreed in writing with the Local Planning Authority before development commences. In that event, the development shall be carried out only in accordance with the agreed details.

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

3. No dwelling hereby approved shall be occupied until:

(i) The property's associated driveway / parking / manoeuvring areas have been constructed in accordance with the approved plan. These areas shall be surfaced in a hard, bound material (not loose gravel) for a minimum of the first 5m within the site (measured from the rear of the highway verge) and drainage measures shall be included which prevent the unregulated discharge of surface water into the public highway. Vehicular gradients shall be no steeper than 1:20 for the first 5m into the site and 1:12 thereafter, unless otherwise agreed in writing with the Local Planning Authority.

(ii) A formal dropped vehicular crossing has been provided across the full width of the property's approved access onto Blyth Road. Any existing areas of surfaced vehicular crossing on the property's Blyth Road frontage that have been made redundant as a consequence of this consent shall be removed and replaced with highway verge in accordance with the Highway Authority's specification.

The surfaced driveway / parking / manoeuvring areas, gradients and drainage measures shall then be retained as approved for the lifetime of the development.

Reason: In the interests of highway safety.

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. A copy of a reply from the Canal and Rivers Trust giving observations and notes to the applicant on this application is attached.

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: **8 March 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: 21/01546/RES

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.