



Notice of Decision

Mr Damian Ellis
15 Palmer Road
Sutton-on-Trent
Newark
NG23 6PP

**Town and Country Planning Act 1990
The Town and Country Planning (Development Management Procedure) (England)
Order 2015 (as amended)**

Application for:	Full Planning Permission
Application No:	20/00445/FUL
Applicant:	C/O Sandra Akerman
Agent:	Mr Damian Ellis
Proposal:	Proposed New Village Hall
Site Address:	Land At Strawberry Fields Sutton On Trent 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 the following conditions.

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 accordance with the following approved plans and documents, reference

- 156 PL100 Rev A Location Plan
- 156 PL 104 A GA Elevations

- 156 PL 103 B Proposed Roof Plan
- 156 PL 102 B Proposed Ground Floor Plan
- 156 PL 101 B Proposed Site Plan
- Flood Risk Assessment and Drainage Strategy and additional information received by email dated 13.05.2020

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 take place within the application site until details of an archaeological scheme of mitigation have been submitted to and approved in writing by the Local Planning Authority. This scheme should be drawn up and implemented by a professional archaeologist or archaeological organisation. This scheme should ensure that all phases of ground disturbance at this site are archaeologically monitored in circumstances that will allow archaeological features to be recorded. Thereafter the scheme shall be implemented in full accordance with the approved details.

Reason:

To ensure that satisfactory account is taken of the potential archaeological interest of the site.

04

No development above damp proof course shall take place until a scheme of mitigation to protect against flood risk which builds upon the aims of the submitted Flood Risk Assessment and Drainage Strategy and additional information received by email dated 13.05.2020 has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, this scheme shall include identification of safe routes into and out of the site; details of flood resilient measures to be incorporated into the final design of the development; consideration of the implications of the reliability of service during a flood event and provisions for the signing up to the Environment Agency's Flood Warning Service for early warning of potential flood events and details of how this information would be disseminated.

The mitigation measure set out in the approved scheme shall be fully implemented in accordance with the timing/implementation arrangement embodied within the scheme, or within any other period as may subsequently be agreed in writing by the local planning authority.

Reason:

To ensure safe access and egress to and from the site and to safeguard against the risk of flooding.

05

Prior to first use of the development hereby approved full details of both hard and soft landscape works shall be submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include:

full details of every tree, shrub, hedge to be planted (including its proposed location, species, size and approximate date of planting) and details of tree planting pits including associated irrigation measures, tree staking and guards, and structural cells. The scheme shall be designed so as to enhance the nature conservation value of the site, including the use of locally native plant species. For the avoidance of doubt, this shall include tree planting to the south of the proposed building and adjacent proposed parking areas;

existing trees and hedgerows, which are to be retained pending approval of a detailed scheme, together with measures for protection during construction (with particular regard to be given to the TPO group of trees to the south of the site);

proposed finished ground levels or contours;

means of enclosure including design/elevations/finish of any walls, fences, barriers and railings;

car parking layouts and materials;

other vehicle and pedestrian access and circulation areas;

hard surfacing materials;

minor artefacts and structures for example, furniture, play equipment, refuse or other storage units, signs, lighting etc.

Reason:

In the interests of visual amenity and biodiversity.

06

The approved soft landscaping shall be completed during the first planting season following the first use of the development, or such longer period as may be agreed in writing by the local planning authority. Any trees/shrubs which, within a period of seven years of being planted die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless otherwise agreed in writing by the local planning authority. All tree, shrub and hedge planting shall be carried out in accordance with BS 3936 -1992 Part 1-Nursery Stock-Specifications for Trees and Shrubs and Part 4 1984-Specifications for Forestry Trees ; BS4043-1989 Transplanting Root-balled Trees; BS4428-1989 Code of Practice for General Landscape Operations. The approved hard landscaping scheme shall be completed prior to first occupation or use.

Reason:

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

07

No part of the development hereby permitted shall be brought into use until the access to the site (from Strawberry Fields) has been completed and surfaced in a bound material for a minimum distance of 5 metres behind the highway boundary.

Reason:

To reduce the possibility of deleterious material being deposited on the public highway (loose stones etc.).

08

No part of the development hereby permitted shall be brought into use until a dropped vehicular footway crossing from Strawberry Fields into the site is available for use and constructed in accordance with the Highway Authority specification.

Reason:

To protect the structural integrity of the highway and to allow for future maintenance.

09

No part of the development hereby permitted shall be brought into use until the access (from Strawberry Fields) is constructed with provision to prevent the unregulated discharge of surface water from the access 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.

Reason:

To ensure surface water from the site is not deposited on the public highway causing dangers to road users.

010

No part of the development hereby permitted shall be brought into use until provision has been made within the application site for parking of cycles in accordance with details submitted to and approved in writing by the Local Planning Authority. The cycle stands shall be covered.

Reason:

To promote sustainable travel.

011

Before any construction occurs above damp proof course (DPC) level, samples or detailed specifications of all external materials including colour to be used on the development hereby permitted shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out only in accordance with the agreed materials. For the avoidance of doubt, the metal roof should not be overly shiny and the facing brickwork for the flat roof component should reference the local red brick in the area.

Reason:

In the interests of visual amenity and to ensure the development preserves the character and appearance of the Conservation Area.

012

No works shall be commenced in respect of the features identified below, until details of the design, specification, fixing and finish in the form of drawings and sections at a scale of not less than 1:10 have been submitted to and approved in writing by the local planning authority. Works shall thereafter be undertaken and retained in accordance with the approved details.

Windows including rooflights

Doors

Roof lights

Verges and eaves

Rainwater goods

Railings

Any other external accretion

Reason:

In the interests of visual amenity and to ensure the development preserves the character and appearance of the Conservation Area.

013

Before any construction occurs above damp proof course (DPC) level, detailed drawings of any steps and/or ramps shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details and thereafter retained.

Reason:

In the interests of visual amenity, mitigating flood risk and to ensure the development preserves the character and appearance of the Conservation Area.

014

No amplified music should be played at the Village Hall between the hours of 24:00 - 08:30 Monday to Saturday and 23:00 - 08:30 Sundays.

Reason:

In the interests of the local amenity.

015

Prior to first installation on site, full details of any proposed external plant including ventilation extraction or fans shall be submitted to and approved in writing by the Local Planning Authority. The details shall include precise location, the external appearance and the technical details. The approved equipment and plant shall be installed strictly in accordance with the approved details.

Reason:

In the interests of visual and residential amenity and to ensure the development preserves the character and appearance of the Conservation Area.

016

Prior to the use of the development, a scheme for the provision of any external lighting shall be submitted to and approved in writing by the local planning authority. The scheme shall include full details of the locations, design, luminance levels, light spillage and hours of use of, and columns for all external lighting within the site and once approved in writing the approved scheme shall be implemented in full prior to the occupation of development.

Reason:

To safeguard the amenity of the area.

017

No works or development shall take place until an arboricultural method statement and scheme for protection of the retained trees/hedgerows has been agreed in writing with the District Planning Authority. This scheme shall include:

- a. A plan showing details and positions of the ground protection areas.
- b. Details and position of protection barriers.
- c. Details and position of underground service/drainage runs/soakaways and working methods employed should these runs be within the designated root protection area of any retained tree/hedgerow on or adjacent to the application site.
- d. Details of any special engineering required to accommodate the protection of retained trees/hedgerows (e.g. in connection with foundations, bridging, water features, hard surfacing).
- e. Details of construction and working methods to be employed for the installation of drives and paths within the root protection areas of any retained tree/hedgerow on or adjacent to the application site.
- f. Details of any scaffolding erection and associated ground protection within the root protection areas
- g. Details of timing for the various phases of works or development in the context of the tree/hedgerow protection measures.

All works/development shall be carried out in full accordance with the approved arboricultural method statement and tree/hedgerow protection scheme.

Reason:

To protect trees in the interests of amenity and biodiversity.

018

The following activities must not be carried out under any circumstances.

- a. No fires to be lit on site within 10 metres of the nearest point of the canopy of any retained tree/hedgerow on or adjacent to the proposal site.

- b. No equipment, signage, fencing etc shall be attached to or be supported by any retained tree on or adjacent to the application site,
- c. No temporary access within designated root protection areas without the prior written approval of the District Planning Authority.
- d. No mixing of cement, dispensing of fuels or chemicals within 10 metres of any retained tree/hedgerow on or adjacent to the application site.
- e. No soak-aways to be routed within the root protection areas of any retained tree/hedgerow on or adjacent to the application site.
- f. No stripping of top soils, excavations or changing of levels to occur within the root protection areas of any retained tree/hedgerow on or adjacent to the application site.
- g. No topsoil, building materials or other to be stored within the root protection areas of any retained tree/hedgerow on or adjacent to the application site.
- h. No alterations or variations of the approved works or protection schemes shall be carried out without the prior written approval of the District Planning Authority.

Reason:

To protect trees in the interests of amenity and biodiversity.

Note to Applicant

01

This application has been the subject of discussions during the application process to ensure that the proposal is acceptable. 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).

02

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/cil/

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.

03

Except for emergency works, to protect the amenities of occupiers of other premises in the vicinity, the hours for deliveries or for the construction of the development should be restricted to: Monday to Friday 08:00 to 18.00hrs, Saturday 08:00 to 13.00hrs and no works on site on Sundays/Bank Holidays.

04

Suitable measures must be taken to minimise dust and dirt during the construction and operation of the site using best practice methods.

05

You will need to register the proposed any food business with this Authority not less than 28 days before the business commences its operations. The following link directs you to an online form <https://www.gov.uk/food-business-registration>

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

A handwritten signature in black ink, appearing to be 'A. M.', written in a cursive style.

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

Date: 5 June 2020

Note: Attention is drawn to the attached notes.

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.

Approval of details (Reserved Matters): Applicants who receive an approval of details, known as “reserved matters”, under 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.

Discharge of Conditions: Please note the Discharge of Condition incurs a nationally set fee and the service normally has 8 weeks to respond to each request from date of receipt. Further details are available on our website at:

www.newark-sherwooddc.gov.uk/planning/whathappensafterpermissionisdecided/

Appeals to the Secretary of State: If you disagree with the decision of the Local Planning Authority to grant it subject to conditions, then you can appeal to the Planning Inspectorate. It is important to note that there are different time periods in which you can appeal from the date of this notice. Please note, if you seek an inquiry you are asked to give the Planning Inspectorate and local planning authority at least 10 days’ notice that you intend to submit an inquiry appeal. Further information is available on the Planning Inspectorates website at www.gov.uk/appeal-planning-inspectorate or contact their customer support team by telephone 0303 444 5000 or email enquiries@planninginspectorate.gov.uk

Minor Amendments (not applicable to Listed Building Consent): 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. You can submit (and view guidance) your applications online or alternatively, please telephone our Customer Services on 01636 650000 who can arrange for a set to be posted to you.

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

Further details are available on our website at:

www.newark-sherwooddc.gov.uk/planning/whathappensafterpermissionisdecided/

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.