

Application No:	17/01118/FUL	
Proposal:	Extension and conversion of existing barn to rear garden of 1 Post Office Lane	
Location:	1 Post Office Lane, South Scarle	
Applicant:	Mrs Constance Noble	
Registered:	28 June 2017	Target Date: 23 August 2017
		Extension of time agreed until 19 January 2018

This application is being referred to the Planning Committee for determination by the local ward member (Cllr Dobson) as the majority at the Parish Council meeting voted against the proposal and due to concerns with regards to amenity, drainage and noise.

The Site

The application site relates to a currently vacant two storey detached L-shaped dwelling located at the junction of Post Office Lane and Main Street and its associated residential curtilage which extends along Post Office Lane, sited within the village of South Scarle and within the Conservation Area.

The site comprises the host dwelling together with a detached outbuilding, barn and an orchard. It is bounded by hedging and mature trees to the Post Office Lane boundary and the side and rear boundaries. Part of the northern boundary is formed by an adjoining neighbouring barn.

The immediately surrounding area generally comprises two storey dwellings and barn conversions.

Relevant Planning History

17/01137/FUL – Erection of two storey house rear of 1 Post Office Lane, new access off Post Office Lane and alterations to existing kerbs on Main Street. This was refused under delegated powers on the 31 October 2017 on the grounds of lack of sustainability and impact on neighbouring amenity.

16/01038/FUL - Change of use of existing barn to form dwelling including single storey extension, altered access from Post Office Lane (Resubmission of 16/00052/FUL). This was refused at Planning Committee on the 13.09.16 on the grounds of lack of sustainability, impact on highway safety by virtue of lack of visibility splay from the access and the failure to demonstrate the safeguarding of protected species. An additional reason was attached by Members in relation to the development resulting in the lack of appropriately sized amenity area for the host dwelling.

16/00052/FUL - Conversion and extension of barn to form 1 No. house and erection of 1 No. house with access from Post Office Lane. This was refused in April 2016 under delegated powers on the grounds of lack of sustainability, impact on highway safety by virtue of lack of visibility splay from the access and the failure to demonstrate the safeguarding of protected species.

PREAPP/00152/15 - Proposed barn conversion and new house.

The Proposal

The current proposal seeks planning permission for the conversion and extension of an existing detached barn on the site to form an independent dwelling.

Following the submission of revised plans the proposed extension to the existing barn would have maximum dimensions of circa 4.7m in depth and 6m in width with a ridge height of 4.3m which is set circa 1.7m below that of the existing barn. The extension and conversion would create a 2 bedroom dwelling.

The development currently proposed differs from that previously refused in September 2016 which proposed an extension with maximum dimensions of 6m depth and 8m width and a ridge height that sat just below that of the existing barn. The other changes to the application are the proposed alterations to the access to Post Office Lane which includes provision of an increase visibility splay and passing facilities and the submission of a bat survey.

Departure/Public Advertisement Procedure

Occupiers of fourteen properties have been individually notified by letter. A site notice has also been displayed near to the site and an advert has been placed in the local press.

Planning Policy Framework

The Development Plan

Newark and Sherwood Core Strategy DPD (adopted March 2011)

Spatial Policy 1 – Settlement Hierarchy
Spatial Policy 2 – Spatial Distribution of Growth
Spatial Policy 3 – Rural Areas
Core Policy 9 - Sustainable Design
Core Policy 10 - Climate Change
Core Policy 12 - Biodiversity and Green Infrastructure
Core Policy 14 - Historic Environment

Allocations & Development Management DPD

Policy DM4 – Renewable and Low Carbon Energy Generation
Policy DM5 – Design
Policy DM7 – Biodiversity and Green Infrastructure
Policy DM9 – Protecting and Enhancing the Historic Environment
Policy DM12 – Presumption in Favour of Sustainable Development

Other Material Planning Considerations

- National Planning Policy Framework 2012
- Planning Practice Guidance 2014
- SPD: Conversion of Traditional Rural Buildings, adopted November 2014

Consultations

South Scarle Parish Council – Neutral observations.

NCC Highways Authority – Previous concerns about the safety of the junction of Post Office Lane and Main Street to accommodate additional vehicle trips have been addressed by the proposal to improve the visibility at this junction by kerb realignment in accordance with drawing SK004.

Subject to the following condition no objections are raised:

- No development shall commence on any part of the application site unless or until improvements to the Post Office Lane/Main Street junction have been made as illustrated by drawing SK004 to realign the kerblines & thereby enhance junction visibility to the satisfaction of the Local Planning Authority.

Reason: In the interests of highway safety.

NSDC Conservation Section – Conservation was consulted on the previous proposal 16/01038/FUL which was refused on non-conservation related matters. Previously Conservation did not object to the application and stated:

‘The revised scheme has removed the new dwelling and now seeks only to adapt and extend the barn. The extension proposed is subservient with appropriate detailing, and the conversion scheme is otherwise considered to positively retain the interest of the historic barns. Conservation considers the retention of the barn and sensitive conversion to be a positive feature of the proposal.’

The resubmission of the application is not considered to be significantly altered from the previous proposal, and as such Conservation reaffirms its consideration that the conversion and extension of the barn would not result in harm to the host dwelling, the outbuildings or the character of the conservation area. Since the previous submission in 2016, there has been no identified significant alterations to the wider setting of the application site, Post Office Farm or the conservation area as a whole. As such, the proposal remains consistent with Conservation’s approach as identified by saved local policies and the NPPF.

In this context, the proposal is not considered to cause harm to the character of the conservation area. The proposal therefore is in accordance with the objective of preservation set out under sections 72, part II of the 1990 Listed Building and Conservation Areas Act, and complies with heritage policies and advice contained within the Council’s LDF DPDs and section 12 of the NPPF.

If the application is approved, Conservation recommends conditions to preserve the character of the conservation area.

NSDC Equalities and Access Officer - As part of the developer’s considerations of inclusive access and facilities for all, with particular reference to disabled people, it is recommended that their attention be drawn to Approved Document M of the Building Regulations, which contain useful standards in respect of visitable, accessible and adaptable, and wheelchair user dwellings and contains useful information in this regard.

It is recommended that homes are accessible to residents and visitors' alike as well as meeting residents' changing needs, both temporary and longer term. Similarly, inclusive access improves general manoeuvrability for all including access for those with push chairs and baby buggies as well as disabled people etc.

To this end, it is recommended that inclusive access to, into and around the proposal be carefully examined from the edge of the site and car parking together with provision of suitable accessible facilities and features and that consideration be given their incorporation as far as is reasonably practicable to ensure that the proposal is equally convenient to access and use. Step-free approach, ramps, level flush thresholds, generous doorways, all carefully designed to facilitate easy access and manoeuvre on all floors are important considerations. Switches and sockets located at suitable heights and design to assist those whose reach is limited to use the proposal together with suitable accessible WC and sanitary provision etc. are important considerations. It is recommended that the developer make separate enquiry regarding Building Regulations matters.

NSDC Environmental Health - This application includes the conversion of a barn to residential use and there lies the potential for this 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 Proactive Team in Environmental Health at Newark and Sherwood District Council on (01636) 650000.

Nottinghamshire Wildlife Trust – We are pleased to note that a Protected Species Survey (CBE Consulting, February 2016) has been undertaken as this allows consideration of protected species.

The report is clear that the building was considered to offer 'low' roost potential and that a single bat activity survey was required to fully ascertain the status of the building with respect to roosting bats. We recommend that the LPA requests that this work is undertaken before the application is determined. Paragraph 99 of Government Circular 1/2005 (also known as ODPM Circular 06/2005) (which accompanied PPS9, but remains in force), states that: 'It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision. The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances, with the result that the surveys are carried out after planning permission has been granted.' Following the survey, any necessary measures for avoidance, mitigation and/or compensation should be secured through use of a planning condition.

On receipt of the survey - Thank you for re-consulting Nottinghamshire Wildlife Trust on the above. We are pleased to note that following our previous comments, the required bat survey work has now been completed (CBE Consulting, October 2017). The nocturnal survey was carried out quite late in the season for such work, however weather conditions were considered suitable. No bats were recorded emerging from the building and therefore should not pose a constraint to the proposed development. A small amount of bat foraging was recorded, thus any enhancement measures for bats (e.g. inclusion of artificial roost opportunity, planting native species) would be welcomed.

Trent Valley Internal Drainage Board - The site is outside of the Board's district but within the Board's catchment. There are no Board maintained watercourses in close proximity to the site.

Surface water run-off rates to receiving watercourses must not be increased as a result of the development.

Representations have been received from 8 local residents which can be summarised as follows:

- Traffic issues and highway safety concerns, including poor access and visibility;
- Alteration to access insufficient to mitigate risk of collision;
- Alteration to junction will narrow Main Street causing hazard;
- Increasing cars using Post Office Lane;
- Restricted access down Post Office Lane;
- South Scarle is not a sustainable location for new development;
- The proposal does not meet the criteria of "affordable housing";
- No requirement in village for housing;
- Impact on privacy/overlooking;
- Concern over noise to the proposed barn conversion from the use of equipment within a neighbouring workshop, which shares a party wall;
- Contrary to human rights;
- Identical to previous application;
- Submitted as two application but should be considered as the same scheme;
- Concerns over the proposal increasing the drainage of surface water and flooding issues in the locality;
- Support the proposal as it is a sympathetic conversion saving a barn in the village;
- It is in a Conservation Area, would result in the loss of green space at the heart of the village;
- Impact on views;
- Extension to barn is overdevelopment and overbearing;
- Set precedent;
- During works would be disruption to residents, including removal of telegraph poles and large vehicles;
- Post Office Lane is a private road and widening would increase costs.

Comments of Business Manager

It is the Council's submission that it can demonstrate a 5 year housing supply against a robust OAN and that for the purposes of decision making the Development Plan is up to date.

Principle of Development

The adopted Core Strategy details the settlement hierarchy which will help deliver sustainable development in the District. The intentions of this hierarchy are to direct new residential development to the sub-regional centre, service centres and principal villages. Other villages, including South Scarle, are to be assessed against Spatial Policy 3 – Rural Areas. As the proposal relates to the conversion of an existing building the penultimate paragraph of this policy applies.

This states that:-

‘Within the main built-up area of villages consideration will also be given to schemes which secure environmental enhancements by the re-use or redevelopment of former farmyards/farm buildings or the removal of businesses where the operation gives rise to amenity issues. The scale of such enabling development should be appropriate to the location of the proposal’.

I am mindful that this refers to ‘farm buildings’ which the barn to this application relates is currently not.

However the previous comments of the Conservation Officers in response to a pre application enquiry submitted in 2015 should be noted. The Conservation Officer considered that historic maps suggested that the barn formed part of a larger unit and that the conversion and a potential modest extension may provide opportunities to sustain and enhance the traditional character of the barn particularly in relation to the positive contribution it makes to the character and appearance of the conservation area.

Therefore being pragmatic it is considered reasonable to assess the proposal against this policy reference. The barn is currently vacant and in a poor condition and the proposal would bring about environmental enhancements, safeguarding the traditional character of the building retaining some of its historic merit and safeguarding its longevity by proposing a new viable use.

The site falls within the main built up area of the village which it is accepted has limited facilities and services – there is a church and a village hall. It is also acknowledged that there is a limited bus service to nearby villages with a wider range of services or service centres. It is therefore considered that future occupants of the proposed dwelling would likely rely on the use of a private car for day to day living. As such although the re use of the building is considered sustainable, its location is less so. However given that this relates to the re-use of a traditional barn of merit I do not consider that this is fatal to the application; insofar as the conversion of barns irrespective of their location is accepted by Policy DM8 including those in rural, countryside locations.

The proposal would bring about the conversion of a building with acceptable levels of intervention and alteration and would secure its long term future use. Although not a designated heritage asset, this is a building with historic merit and is considered to positively contribute to the character and appearance of the Conservation Area, the wider setting of the listed Corner Farm complex to the north together with the wider village setting. This is further assessed below.

The scale of the development in terms of quantum is considered appropriate to the size of the village, resulting in just one additional dwelling in the settlement.

Overall, it is therefore considered that some environmental benefits would be secured through finding a viable, long term use for the building and providing all other planning issues (set out below) can be addressed, the application is considered appropriate in principle and in accordance with SP3.

Impact on Character and Impact on The Historic Environment

Policies CP14 and DM9 of the Council's Development Plan seek to protect the historic environment and ensure that heritage assets are considered in a way that best sustains their significance.

The National Planning Policy Framework (NPPF) makes it clear that new sustainable development should protect and enhance the historic environment (paragraph 7). Local planning authorities should take into account the desirability of new development making a positive contribution to local character and distinctiveness (paragraph 131). Local planning authorities should also look for opportunities to enhance or better reveal the significance of heritage assets when considering development in conservation areas and within the setting of heritage assets (paragraph 137). Planning decisions should aim to ensure that new developments (paragraphs 58, 60 and 61):

- establish a strong sense of place;
- respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- address the connections between people and places;
- integrate with the historic environment; and
- promote or reinforce local distinctiveness.

Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area (paragraph 64). Additional advice on considering development within the historic environment is contained within the PPG (notably in the section 'conserving and enhancing the historic environment') and within Historic England Good Practice Advice Notes (notably GPA2 and GPA3).

It was considered that as originally proposed the extension to the barn was neither proportional nor subordinate to the original barn, being larger in footprint than the existing structure, albeit the ridge of the roof was set down. Following negotiations with the agent, revised drawings have been deposited which reduces the footprint of the proposed extension to now be proportionately more subservient to the footprint of the original barn. The ridge height of the extension has also been reduced. This would now be considered to be more proportional, subservient and sensitive to the host building than the scheme originally proposed.

I would concur with the comments of the Conservation Section and am satisfied that the site is of sufficient size to accommodate the barn and its extension without appearing cramped or over developed and that the development would be appropriate in scale, form and layout paying due respect to the existing barn and the local vernacular. I also consider the external finish materials of facing brickwork and pantiles, together with painted timber windows to be appropriate to the conservation context.

An additional ground floor window and an additional window and double glazed doors are proposed to the side elevation of the barn and a single internal opening would be provided between the barn and the proposed extension. These interventions would not be considered to unduly impact on the historic character and appearance of the barn nor the heritage setting.

The development would require the removal of a Bramley tree close to the existing barn which although is regrettable, I am of the opinion that its amenity value in the streetscene is limited by existing screening to the boundaries of the site and a condition attached to any grant of planning permission which requires a landscaping scheme to be submitted prior to commencement to be capable of mitigating the loss of this feature.

I note the comments from the Conservation Officer and the overall conclusion that the proposed development would not have an adverse impact on the character and appearance of the Conservation Area or upon the setting of nearby listed buildings.

Taking the above into account Officers are therefore satisfied that the building can be converted to allow the integrity and character of the existing building to be retained as required by policies CP14 and DM9 as well as the SPD.

Impact on Amenity

Policy DM5 of the DPD states that development proposals should ensure no unacceptable reduction in amenity including overbearing impacts and loss of privacy upon neighbouring development. The NPPF seeks to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Given the siting of the proposed barn conversion and extension and their relationship with neighbouring properties to the north, I do not consider that the proposed development would give rise to any amenity issues by virtue of any material overbearing or overshadowing impacts. No windows are proposed on the northern gable of the existing barn which abuts the boundary to the north. The proposed extension would project towards the east of the site and would include two ground floor windows facing the northern boundary. These would be at ground floor level and obscured by any boundary treatment and as such would not create any overlooking or impact on privacy.

The previous application in relation to the barn conversion, 16/01038/FUL, was refused on the grounds that the proposed development would result in the lack of appropriately sized amenity space remaining to serve the occupiers of the host dwelling, to the detriment of the amenities of those residents. There has been no alteration to the proposal since this refusal and the amenity space and size remains the same. However the agent has put forward in their supporting statement an argument with regards to the plot size of the dwelling at 1 Post Office Lane which would be retained at *'427 square metres, just over 1 tenth of an acre. Typically it is agreed that for new residential sites that 10 average properties can be located on 1 acre / 4046 square metres. The revised site is more than this, and is typical of many plot sizes locally.'* It is a matter of debate as to whether a plot of this size would fail to provide adequate or appropriate levels of amenity space for any future occupiers of the dwelling. However it is officer view that the retained garden area to the rear of no. 1 Post Office Lane would not be out of character with other plot sizes within the vicinity of the site or the wider settlement. Officers do not consider that a refusal could be sustained for this sole reason.

Overall it is considered that the scheme on balance accords with Policy DM5.

Highway Matters

Spatial Policy 7 indicates that development proposals should be appropriate for the highway network in terms of the volume and nature of traffic generated and ensure the safety, convenience and free flow of traffic using the highway are not adversely affected; and that appropriate parking provision is provided. Policy DM5 of the DPD requires the provision of safe access to new development and appropriate parking provision.

The previous applications on this site have been refused on the basis that the proposed development would result in an increased risk of a vehicle collision owing to the severely restricted visibility for drivers emerging from the Post Office Lane onto Main Street.

This application proposes alterations to the junction with Post Office Lane and Main Street with realignment to the kerb and improvements to the visibility.

The Highway Authority have raised no objection and have stated that previous concerns about the safety of the junction of Post Office Lane and Main Street to accommodate additional vehicle trips have been addressed by the proposal to improve the visibility at this junction by kerb realignment. This would be secure by condition.

Given the comments from Highway Authority, I am of the opinion that the proposal would not lead to a significant impact on highway safety and would not conflict with aims of Spatial Policy 7 and Policy DM5.

Impact on Ecology

Policy DM5 of the Allocations & Development Management DPD states in relation to ecology that;

‘Where it is apparent that a site may provide a habitat for protected species, development proposals should be supported by an up-to date ecological assessment, including a habitat survey and a survey for species listed in the Nottinghamshire Biodiversity Action Plan. Significantly harmful ecological impacts should be avoided through the design, layout and detailing of the development, with mitigation, and as a last resort, compensation (including off-site measures), provided where significant impacts cannot be avoided.’

Previously the application was refused on the basis the applicant had failed to fully demonstrate that the potential habitat of a protected species would be safeguarded as part of the proposed development. During the course of this application a Bat Activity Survey has been completed. Nottinghamshire Wildlife trust are satisfied that no bats were recorded emerging from the building and therefore should not pose a constraint to the proposed development. I agree.

I am therefore of the opinion that it has been demonstrated that the proposed development would not adversely impact on the potential habitat of a protected species, in accordance with the guidance within Policy DM5.

Other matters raised by neighbouring residents

The Council is satisfied that it has a 5 year housing land supply and this proposal will make a minor but positive contribution towards this.

In regard to the concerns over flooding, while I note the photographic evidence of standing water, as the site is located outside of a high risk flood zone, there is no requirement for the applicant to submit a flood risk assessment. Therefore I am of the opinion that refusal of planning permission on these grounds would not be justified. With regards to drainage should Members be minded to grant permission it is reasonable that a condition be attached requiring the submission of precise drainage details.

As the Party Wall Act is a separate piece of legislation outside of the planning remit, I am of the opinion that compliance with this legislation would not be a material planning consideration in the determination of this application.

I note the concerns raised over noise and vibration from the adjoining workshop, however as the workshop is ancillary to the neighbouring residential dwelling and not in commercial use, I feel a condition attached to any grant of planning permission which requires further details of noise cancellation measures along the party wall would be appropriate to overcome this issue. The agent has also conformed in their supporting statement that the rear of the building adjacent to the workshop will be soundproofed.

Comments received with regards to setting precedent are noted. However, any applications for similar developments within the village would be assessed purely on their own merits.

Planning Balance and Conclusion

The site is located within the main built-up area of South Scarle and it is considered that the proposal would provide some environmental enhancement of the site, contribute positively to the Conservation Area setting and would secure a long term use of this traditional barn. Officers are satisfied that the building warrants retention and is capable of conversion in line with the requirements of Policy SP3 and the Conversion of Traditional Rural Buildings SPD.

The proposal would provide a modest two bedroom dwelling which would also add to the housing stock and mix of dwellings in the village.

Although mindful of the previous reasons for refusal, given the submission of details which address previous highway and ecology issues and the submission of revised plans which reduce the scale of the proposed extension to the barn, officers consider that, on balance, the proposed development would now be acceptable in terms of its impact on neighbouring properties, from a conservation perspective and would not result in any adverse impact to the character and appearance to the Conservation Area or setting of nearby listed buildings. Officers also consider that the level of amenity space to serve both the host dwelling and the proposed dwelling are adequate and this issue would not be sufficient to withhold planning permission.

RECOMMENDATION

That full planning permission is approved subject to the following 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 plans, reference:-

Option 6 planning application existing/proposed plans drawing no. I(03)09 Rev A
Option 6 planning application existing/proposed plans drawing no. L(03)10 Rev A
Proposed alignment drawing no. SK004

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 full details of the external materials proposed in the conversion and the extension hereby approved 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.

Reason: In the interests of visual amenity and in order to preserve or enhance the character and appearance of the Conservation Area.

04

No development 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. Development shall thereafter be undertaken in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

External windows including roof windows, doors and their immediate surroundings, including details of glazing and glazing bars.

Treatment of window and door heads and cills

Verges and eaves

Rainwater goods

Coping

Extractor vents

Flues

Meter boxes

Airbricks

Soil and vent pipes

Reason: In the interests of visual amenity and in order to preserve or enhance the character and appearance of the Conservation Area.

05

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;

- existing trees and hedgerows, which are to be retained pending approval of a detailed scheme; together with measures for protection during construction;
- hard surfaces;
- means of enclosure;

Reason: In the interests of visual amenity and biodiversity.

06

The approved soft landscaping shall be completed during the first planting season following the commencement 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 five years of being planted die, are removed or become seriously damaged or diseased shall be replaced in the current or next planting season with others of similar size and species unless otherwise agreed in writing by the local planning authority. The approved hard landscaping scheme shall be implemented on site prior to first occupation unless otherwise agreed in writing by 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.

07

No development shall be commenced until details of the mortar to be used for re-pointing (including materials and ratios, colour, texture and pointing finish) shall be submitted to and agreed in writing by the local planning authority. The development shall thereafter be carried out in accordance with the agreed details, unless otherwise agreed in writing by the local planning authority.

Reason: To safeguard the special architectural and historic interest of the building.

08

No development shall commence on any part of the application site unless or until improvements to the Post Office Lane/Main Street junction have been made as illustrated by drawing SK004 to realign the kerblines & thereby enhance junction visibility to the satisfaction of the Local Planning Authority.

Reason: In the interests of highway safety

09

No part of the development hereby permitted shall be occupied until the driveway is surfaced in a hard bound material (not loose gravel) for a minimum of 2 metres behind the highway boundary. The surfaced drive shall then be maintained in such hard bound material for the life of the development.

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

010

No part of the development hereby permitted shall be occupied until a dropped vehicular footway crossing is available for use and constructed in accordance with the Highway Authority specification to the satisfaction of the Local Planning Authority.

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

011

No hedge or tree that is to be removed as part of the development hereby permitted shall be lopped, topped, felled or otherwise removed during the bird nesting season(beginning of March to end of August inclusive) unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that adequate provision is made for the protection of nesting on site in line with the recommendations of the protected species survey by EMEC (dated April 2017) that was submitted in support of the application.

012

No development shall commence until a scheme for ecological enhancements has been submitted to and has been approved in writing by the Local Planning Authority. This scheme may include, but is not limited to, the provision of bird boxes/artificial bat roosts within the site. The approved scheme shall be implemented on site prior to first occupation or to an alternative previously agreed timetable and shall be retained for the lifetime of the development unless otherwise agreed.

Reason: In the interests of providing ecological enhancements to accord with CP12 and DM7 of the Development Plan.

013

No development shall be commenced until details of the means of foul drainage and surface water disposal have been submitted to and approved in writing by the local planning authority. The development shall be carried out thereafter in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Reason: To ensure the provision of satisfactory means of foul sewage/surface water disposal.

014

No development shall be commenced until details of measures to protect the proposed occupiers of the dwelling hereby approved from noise and vibration from the adjoining workshop to the north have been submitted to and have been agreed in writing by the Local Planning Authority. The approved measures shall be implemented in full on site prior to first occupation.

Reason: In the interests of residential amenity.

015

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and any order revoking, re-enacting or modifying that Order), other than development expressly authorised by this permission, there shall be no development under Schedule 2, Part 1 of the Order in respect of:

Class A: The enlargement, improvement or other alteration of a dwellinghouse, including extensions to the property and the insertion or replacement of doors and windows.

Class B: The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.

Class C: Any other alteration to the roof of a dwellinghouse.

Class D: The erection or construction of a porch outside any external door of a dwellinghouse.

Class E: Development within the curtilage of a dwellinghouse.

Class F: The provision or replacement of hard standing within the curtilage of a dwellinghouse.

Class G: The installation, alteration or replacement of a chimney, flue or soil and vent pipe on a dwellinghouse.

Class H: The installation, alteration or replacement of a microwave antenna on a dwellinghouse or within the curtilage of a dwellinghouse.

Or Schedule 2, Part 2:

Class A: The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.

Class C: The painting of the exterior of any building.

Class F: The installation, alteration or replacement on a building of a closed circuit television camera to be used for security purposes.

unless consent has firstly be granted in the form of a separate planning permission.

Reason: To ensure that any proposed further alterations or extensions are sympathetic to the fact that the building is a converted "barn"/agricultural building.

Notes to Applicant

01

In order to carry out the off-site works required you will be undertaking work in the public highway which is land subject to the provisions of the Highways Act 1980 (as amended) and therefore land over which you have no control. In order to undertake the works you will need to enter into an agreement under Section 278 of the Act. Please contact david.albans@nottsc.gov.uk for details.

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 gross internal area of new build is less 100 square metres.

03

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).

04

This application includes the conversion of a barn to residential use and there lies the potential for this 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 Proactive Team in Environmental Health at Newark and Sherwood District Council on (01636) 650000.

Background Papers

Application case file.

For further information, please contact Bev Pearson on ext. 5840

All submission documents relating to this planning application can be found on the following website www.newark-sherwooddc.gov.uk.

Kirsty Cole
Deputy Chief Executive

Committee Plan - 17/01118/FUL

