

Application Number: 2013/1404

Location: 165 Main Street, Woodborough, Nottinghamshire, NG14 6DD



Report to Planning Committee

Application Number: 2013/1404

Location: 165 Main Street Woodborough Nottingham NG14 6DD

Proposal: Four Dwellings off Ploughman's Avenue, Woodborough.
Application in Outline with All Matters Reserved except for Access.

Applicant:

Agent: Mr George Machin

Site Description

The application site relates to land to the rear of 165, Main Street, Woodborough. The land forms the rear garden area to no. 165. The land is grassed and there are some trees and hedging to the boundaries of the site. Land slopes upwards from the south of the site to the north. There is a private driveway accessed from Main Street running along the western boundary of the site. Properties on Ploughman Avenue adjoin the eastern boundary of the site together with a turning head to Ploughman Avenue adjoining the boundary of the application site. The site is situated within the infill boundary for Woodborough and within the Woodborough Conservation Area. The area is characterised by a mixture of bungalows and two storey properties. There is an existing large barn on the site.

Proposed Development

Outline planning permission is sought for the erection of four dwellings on the site. All matters are reserved for subsequent approval except for the matter relating to the access into the site.

The proposed dwellings are specified to be two three bedroom semi-detached properties and two detached two bedroom bungalows.

Access to the site is proposed via the cul-de-sac at Ploughman Avenue leading to a private drive serving the proposed dwellings.

Two car parking spaces are proposed to be provided to serve each of the proposed dwellings.

A Design and Access Statement has been submitted with the application.

Indicative plans have also been submitted showing a layout of the site and the possible elevations of the dwellings. The parameters relating to the width, depth and maximum height of the dwellings have been stated within the Design and Access Statement and these reflect the details as shown on the submitted indicative layout and elevation plans.

The proposal originally submitted related to the erection of 5 dwellings on the application site. Following negotiations with the Planning Officer in respect to the proposal revised plans were submitted showing the reduction in the proposed number of dwellings to be erected on the site to 4.

Consultations

Woodborough Parish Council – request that consideration is given to the risk of increase surface water run-off from the development. Parking provision of one space for each of the dwellings is inadequate. This could be remedied by the reduction of the development from 5 properties to four.

Environment Agency – the site is not located within an area at risk of flooding. The application form states that there are SUD's for surface water which should mean that there is no increase in flows to any watercourse which has a flooding problem. The Council's drainage section should provide comments in respect to the application as downstream flows could be held back if the drainage was designed properly or grey water recycling installed.

Urban Design and Conservation Consultant – no objections to the revised plans showing the erection of four dwellings on the site.

Nottinghamshire County Council Highways – the access to the site is acceptable however it should be noted that there is a 2 metre ransom strip along the access point. This is the only means of access to the site and would be served by a private drive arrangement. The permission from the owner of the access strip would need to be sought. The access driveway, hard standing, surfacing and drainage materials would be required to comply with the 6 C's highway design guidance which includes details of a bin store and a refuse turning facility.

Severn Trent Water – the development shall not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved by the Borough Council.

Planning Policy – The site is located within the infill boundary of the village of Woodborough which is washed through by Green Belt. The site falls within the Woodborough Conservation Area.

The following national policies set out in the National Planning Policy Framework (NPPF) are relevant to this planning application:-

NPPF – paragraphs 79 – 92 (Protecting Green Belt land)

NPPF – paragraph 56, 60 and 61 (Requiring Good design)

Gedling Borough Council at its meeting on 13th February 2013 approved the Gedling Borough Aligned Core Strategy (GBACS) Submission Documents which it considers to be sound and ready for independent examination. The GBACS Submission Documents were submitted to the Planning Inspectorate in June 2013.

Consequently, Gedling Borough in determining planning applications may attach greater weight to the policies contained in the GBACS Submission Documents than to previous stages, as it is at an advanced stage of preparation. The level of weight given to each policy will be dependent upon the extent to which there are unresolved objections (the less significant the unresolved objections, the greater weight that may be given). Relevant policies include:

GBACS Policy 3 (The Green Belt)

GBACS Policy 3 retains the principle of the Nottingham Derby Green Belt and provides guidance for the future review of Green Belt boundaries in subsequent Development Plan Documents. Supporting paragraph 3.3.5 deals with the “infilling” of villages “washed” through by Green Belt. Objections to this GBACS policy concerned the need and scope of the Green Belt review and no objections were made to the “principle” of infilling in paragraph 3.3.5. Overall it is considered that the objections to this policy are not significant in terms of this proposal and that significant weight can be given to GBACS Policy 3 and supporting paragraph 3.3.5.

The following saved policies of the Gedling Borough Replacement Local Plan 2005 are relevant to this planning application:-

ENV1 (Development Criteria)
ENV14 (New Development in a Conservation Area);
ENV26 (Control over Development within the Green Belt);
ENV30 (Development within defined infill boundaries of Green Belt wash over villages); and
H16 (Design of residential development).

Policy ENV1 seeks to ensure that development is of a high standard of design and includes criteria which seek to protect the amenities of the locality, to include adequate provisions for safe and convenient access and to ensure that the development incorporates crime prevention measures. Policy H16 also sets out design criteria for new residential development including on how dwellings should be sited and designed, that design should have regard to the surroundings and that dwellings should conserve energy and use it efficiently.

Policy ENV26 states that planning permission will be granted for appropriate development within Green Belt and that in all cases appropriate development must be located and designed so as not to harm the openness of the Green Belt. Gedling Borough Replacement Local Plan paragraph 1.62 states there is a presumption against inappropriate development which is harmful to the Green Belt unless there are very special circumstances, for example, development which is in the national interest.

ENV30 (Development within defined infill boundaries of Green Belt wash villages) states that within the defined infill boundaries, planning permission will be granted for:

- a. Infill development of small gaps in the built-up frontage; and
- b. Extensions to buildings.

Permission for these will be granted provided that neighbouring residential amenity or appearance of the village is not adversely affected.

Paragraph 1.68 of the Gedling Borough replacement Local Plan defines infilling as the development of a small gap in the existing built up frontage, it will consist of one or two dwellings, and not all cases will be appropriate. Furthermore paragraph 1.68 goes on to state that it is also important to consider the general appearance of the village and street scene and how open spaces and gaps in the frontage add to that appearance.

ENV15 (New Development in a Conservation Area) sets out the criteria that new development within Conservation Areas must meet to ensure that any new development is in keeping with the designation.

The main planning considerations are firstly, Green Belt policies and the potential impact of the proposed development on the Green Belt and secondly the potential impact of the proposal on the character and appearance of the Woodborough Conservation Area. The need for the proposed development to be sustainable and meet high standards of design (ENV1) is also a consideration but is largely a matter for Development Management to consider within the context of national and local planning policy set out below.

Under the terms of Policy ENV30, the proposed development cannot be considered to be an infill plot as it is not a small gap in a built up frontage and would be inappropriate development in Green Belt and by definition harmful to its openness. However, it is necessary to take into account the recently published National Planning Policy Framework (March 2012) and the emerging GBACS Submission Documents.

The National Planning Policy Framework at paragraph 86 confirms that if it is necessary to prevent development in a village primarily because of the important contribution which the open character of the village makes to the Green Belt, the village should be included in the Green Belt. Paragraph 89 refers to limited infilling within villages as being appropriate development in Green Belt but does not define what constitutes limited infilling.

The emerging GBACS includes Policy 3 which confirms the principle of the Nottingham Green Belt but provides for future reviews of Green Belt boundaries in order to meet future development need. Paragraph 3.3.5 is of relevance in that it refers to infilling in stating that:

The Green belt washes over many villages within the Aligned Core Strategies area. Whilst, new building is inappropriate in the Green Belt where settlements are "washed" over, infilling can be accommodated within a defined infill boundary of the

village. These “infill” boundaries identify the area within which there is an opportunity for such development without detrimental impact upon the openness of the Green Belt and are therefore tightly drawn around the villages where small gaps for infill may be found”.

Significantly this paragraph unlike Policy ENV30, does not include any qualification that infill development should be limited to the infilling of small gaps in a built up frontage.

The proposal relates to a small plot of land located to the rear of 165 Main Street. It is understood that the land is currently garden. The site is surrounded on all sides by existing residential development. There are no or very limited views into the site from the surrounding area.

The proposal needs to be assessed against the policies of the adopted Gedling Borough Replacement Local Plan but weight must also be given to the emerging GBACS submission documents. The proposal does not accord with the definition of infill in Policy ENV30 but may conform to the GBACS Submission Documents. Given this and the conclusion that there are no or very limited views into the site from the surrounding area suggests that a pragmatic approach should be taken in the light of the particular circumstances of this proposal. On this basis, Planning Policy is minded not to object on policy grounds to this proposal.

The NPPF attaches great importance to achieving good design which is considered integral to sustainable development. Paragraphs 60 – 61 advise that planning policies and decisions should not attempt to impose architectural styles or particular tastes and not stifle innovation. However, it is important to promote local distinctiveness. Planning policies should address the connections between people and places and integrate new development with the natural, built and historic environment.

Turning to the potential impact of the proposed development on the Woodborough Conservation Area, NPPF paragraph 137 advises that local planning authorities to look for opportunities for new development to enhance conservation areas. Policy ENV15 seeks to ensure that the siting and design of the proposed development respects the character and appearance of the Woodborough Conservation Area. This assessment will need to take into account existing features such as open spaces and trees which are of particular relevance in this particular case and the Borough Council’s Design Officer should be specifically consulted on this aspect.

In conclusion Planning Policy does not wish to object to the proposed development subject to the views of Gedling Borough Council’s Design Officer and that Development Management are satisfied that the proposal accords with policies ENV1, 15 and H16.

Nottinghamshire Building Preservation Trust – the proposal results in an overdevelopment of the site. Bungalow 2 is at the centre of the car park and traffic activity and should be omitted. Bungalow 1 and the proposed houses are of an acceptable design.

Car Parks and Engineering Officer – whilst the site is not located within an area at risk of flooding, the principal route of access, Main Street, has a history of flooding and the proposed properties may contribute to an additional burden being placed upon emergency services in the event of a prolonged flooding event.

Nottinghamshire County Council Archaeological Advice - due to the archaeological interest in the site if planning permission is granted this should be conditional upon two things. Firstly a scheme of treatment shall be submitted for approval and secondly the scheme shall be implemented to the Councils satisfaction.

Local residents have been notified by letter and the application has been advertised on site and in the local press – I have received 19 letters/e-mails in total of representation as a result. The contents of the responses received in respect to the initial consultation on the application raised the following concerns:

The land slopes significantly from north to south and therefore sections should have been submitted as part of the application.

Loss of privacy.

The scale and height of the properties results in an overbearing and overshadowing impacts.

Light pollution.

The properties are too close to existing properties.

The properties will dominate and overlook neighbouring properties.

The proposal is over intensive and out of character with the area.

Loss of open space.

The proposal is not in keeping with the Conservation Area.

There is little amenity space serving the dwellings which is not in keeping with the area.

Loss of trees and flora. The application states that there are no trees on the site which is incorrect. The hedge should be conditioned, if permission is granted, to be retained.

Impact on wildlife.

The proposal contravenes the garden grabbing policy.

Increase in traffic using Ploughman Avenue.

Increased parking on Ploughman Avenue leading to access being restricted.

Highway safety issues.

The access should be from Main Street or to the other side of the site from the existing private drive.

There are too few car parking spaces to serve the proposal.

Visibility is poor when exiting Ploughman Avenue onto Main Street.

Flooding issues.

The use of septic tanks is unacceptable and will cause odours in the neighbourhood.

The application forms state that the site cannot be seen from a public road which is incorrect as the site can be seen from Ploughman Avenue.

The private driveway is too close to neighbouring properties resulting in an overlooking impact from cars and lights from cars will shine into neighbouring properties.

Noise pollution.

Detrimental effect on the environment and the lives on neighbouring residents.

The development does not result in a positive contribution to the area.
The proposals do not accord with the aims of the NPPF.
Land instability issues.
No discussions have taken place between neighbouring residents and the owners/architects.
There is an existing building on the site which is possibly constructed of asbestos and therefore the building would need to be safely and securely removed from the site.
There is a lack of information in order to assess the proposal fully.
It is recognised that the site could be developed but the proposal put forward is unacceptable.

Further comments were received in respect to the consultation period in regard to the submission of revised plans. These responses reiterated the comments above and raised the following additional concerns:

The plans have been revised however all the other documentation has not been updated to reflect the changes.
The reduction in the number of dwellings is welcomed. However it would be more welcomed if there was a reduction in the number of dwellings to three.
Will residents be notified of any subsequent applications on the site.

Planning Considerations

The following national policies set out in the National Planning Policy Framework (NPPF) are relevant to this planning application:-

NPPF – paragraphs 79 – 92 (Protecting Green Belt land)
NPPF – paragraph 56, 60 and 61 (Requiring Good design)

The following saved policies of the Gedling Borough Replacement Local Plan (Certain Saved Policies 2008) are relevant to this planning application:-

ENV1 (Development Criteria)
ENV15 (New Development in a Conservation Area);
ENV26 (Control over Development within the Green Belt);
ENV30 (Development within defined infill boundaries of Green Belt wash over villages);
H16 (Design of residential development); and

The emerging Publication Version Aligned Core Strategy for Gedling Borough includes is also a material consideration and includes Policies 8 (Housing Size, Mix and Choice) and 10 (Design and Enhancing Local Identity) which are of relevance to the proposal. Policy 3 (Green Belts) is also of particular relevance and confirms the principle of the Nottingham Green Belt but provides for future reviews of Green Belt boundaries in order to meet future development need. Paragraph 3.3.5 is of relevance in that it refers to infilling and states;

“The Green belt washes over many villages within the Aligned Core Strategies area. Whilst, new building is inappropriate in the Green Belt where settlements are

“washed” over infilling can be accommodated within a defined infill boundary of the village. These “infill” boundaries identify the area within which there is an opportunity for such development without detrimental impact upon the openness of the Green Belt and are therefore tightly drawn around the villages where small gaps for infill may be found”.

Significantly this paragraph, unlike Policy ENV30, does not include any qualification that infill development should be limited to the infilling of small gaps in a built up frontage.

Taking into account the above Planning Policy documents and policies I consider that the main considerations in relation to the determination of this application relate to whether:-

- The development is acceptable in principle;
- There would be any adverse impact on highway safety;
- The proposal would have any adverse impact on the Conservation Area and the character and appearance of the area;
- There would be any adverse impact on neighbouring properties;

Given the comments raised by local residents and the Parish Council in relation to flooding, consideration does need to be given to any potential increase in surface water runoff and the likelihood of the development contributing to flooding in the area.

Principle of Development

Due to the application site's location within the infill boundary of Woodborough, Policy ENV30 of the Replacement Local Plan is relevant in determining whether the principle of the residential development of the site is acceptable. The overarching aim of Policy ENV30 echoes that of paragraphs 79 – 92 of the NPPF and Policy 3 of the Publication Version Aligned Core Strategy in that only appropriate development within the Green Belt will be considered acceptable and that the protection of the openness of the Green Belt is of paramount importance. As with the NPPF and the Aligned Core Strategy, Policy ENV30 of the Replacement Local Plan qualifies infill development within Infill Boundaries of Green Belt washed villages as appropriate development within the Green Belt, albeit with tighter criteria, in that residential development should be within the existing built up frontages and consist of 1 or 2 dwellings. However the overarching aim is that development that should not prejudice the openness of the Green Belt.

In considering the impact on the openness of the Green Belt I have considered:

the location of the application site in a central location within the village boundary,

that views of the proposed development from most positions along Main Street would be limited, as the existing properties would screen the majority of the development; and

Given the above, I am of the opinion that the development would not result in any detrimental impact on the openness of the Green Belt at this location given that the site is surrounded by existing residential development. As such I consider that whilst the development would not strictly comply with the criteria within Policy ENV30, the proposal would accord with the overarching aims of Policy ENV30 as well as paragraphs 79 – 92 of the NPPF and Policy 3 of the Publication Version Aligned Core Strategy.

I am satisfied, given the reduction in the number of proposed dwellings on the site, from five to four, the development will not result in an over intensive use of the site.

In my opinion the proposed development of the site as shown on the indicative layout results in a good balance in terms of the built form on the site, amenity areas, access into the site and parking areas.

Highway Safety and Residential Parking Issues

I note that the Highway Authority has raised no objections to the proposed access into the site. I note that the Highway Authority has stated that there is a ransom strip across the proposed access into the site. This matter would be a private matter between the parties concerned and not a matter in which the Borough Council would have any involvement.

I also note that the Highway Authority has stated that no objections in principle would be raised in respect to the width of the access driveway, details of the hard standing, surfacing and drainage details, providing that these all comply with the relevant highway design guidance. I would advise that as this is an outline application only with all matters excluding the access into the site being considered at a later stage, all matters relating to the surfacing of the site, drainage details, parking provision would be dealt with under a reserved matters application.

I note however that an indicative layout of the site has been submitted which shows that an adequate shared driveway and parking provision to serve four properties could be accommodated within then site.

I note that neighbouring residents have raised concerns in respect to the visibility for cars exiting Ploughman Avenue onto Main Street and would advise that the Highway Authority has raised no objections to the proposal on this basis. I am therefore satisfied that there are no highway safety implications arising from the increased usage of Ploughman Avenue as a result of the proposed development.

I also note that residents have queried why the access to the site is shown to be from Ploughman Avenue. I would advise that these details were put forward by the applicant's agent and therefore the Borough Council are assessing the proposal on the basis of the information submitted.

Conservation and Design Issues

I appreciate that all matters relating to the design, layout and scale of the proposed dwellings have been reserved for subsequent approval at a reserved matters stage.

However I also note that parameters have been specified relating to the scale of the proposed dwellings. I am satisfied that these parameters are acceptable in terms of the massing and bulk of the proposed dwellings and am satisfied that the proposed dwellings would result in no undue impact on the Conservation Area or the wider area in general.

The submission of the indicative elevations of the proposed dwellings also demonstrates that the proposed development of the site, with the parameters given, will result in an acceptable development within the Conservation Area resulting in no detrimental impact on the site or wider area.

In respect to the precise design of the dwellings, this would be subject to a reserved matters application as the matter relating to the appearance of the dwellings has been reserved for subsequent approval. I am satisfied therefore that an acceptable design could be achieved in order for the development of the site to reflect the character of the Conservation Area. The indicative elevations of the dwellings, whilst not forming part of this outline application, show that the dwellings could be adequately designed in terms of appearance to reflect the character of the area.

I note the recommended condition from the Nottinghamshire County Council Archaeology department in the relation to a scheme of treatment and I consider it appropriate to attach such a condition to any grant of consent taking account of the historical context the application site's location.

Impact on Neighbouring Properties

I am satisfied, providing careful consideration is given to the design of the proposed dwellings and their precise positioning on the site, that the proposed development of the site will result in no undue impact on neighbouring properties in terms of any potential overbearing or overshadowing impact.

I am also satisfied, providing that consideration is given to the location of windows serving the proposed dwellings, that any undue overlooking impact onto neighbouring dwellings can be avoided and therefore privacy to all properties can be adequately safeguarded.

I note that neighbouring residents have raised concerns in respect to the proposed proximity of the dwellings to the boundaries of the site, the boundary treatments and the misleading information relating to the existing trees and hedges on the site. I am satisfied that the proposed dwellings could be satisfactorily sited in order to achieve an acceptable relationship with neighbouring properties.

The applicant's agent during the processing of the application has confirmed that there are trees and hedges on the site and the hedging is proposed to be retained. I am satisfied that the retention of this hedge will not only provide a means of enclosure of the site but will also retain the character of the area and will soften the appearance of any development of the site.

Whilst some means of enclosure at the site will be retained in the form of the existing hedgerow I consider that a condition should be attached to any grant of planning

permission requiring the submission and approval of details relating to the means of enclosure of the site. This will enable the detailed assessment of the means of enclosure of the site in order for privacy to be retained to existing neighbouring properties and between the proposed properties.

As the application is an outline application no details have been submitted relating to the existing and proposed levels of the site. I would suggest however that should planning permission be granted a condition is attached requesting the submission of these details in order for these details to be fully assessed at a reserved matter stage.

Trees and Wildlife

I note that the trees on the site are proposed to be removed and am satisfied given the species of the trees and the fact that they are not prominent and do not significantly add to the appearance of the area, the loss of these trees will not be detrimental to the character of the area.

I note the concerns of neighbouring residents regarding the impact of the development on wildlife. I am satisfied given that the site is mainly grassland, there will be no undue impact on protected species.

Flooding Issues

I note the concerns of the Parish Council and neighbouring residents in respect to flooding issues associated with the development of the site.

I would advise that the area does not fall within an area at risk of flooding. However given the concerns being raised in respect to the application the advice of the Environment Agency and the Borough Council's Car Parks and Engineering Officer has been sought in respect to flooding issues.

The Environment Agency advise that as the details submitted with the application show the use of SUD's for the disposal of surface water there should not be an increase in flooding in the area.

The Borough Council's Engineering Officer has advised that whilst the application site is not at risk of flooding the principal route of access, Main Street, does have a history of flooding and therefore the development of the application site may contribute to an additional burden being placed upon emergency services in the event of a prolonged flooding event.

I therefore consider that should planning permission be granted a condition is attached requesting the submission of a drainage statement which outlines the measures that would be put in place in order to deal with surface water and how the development of the site will ensure that there is no increase in flood risk to the site, neighbouring properties and Main Street, the principal access to the site.

I am satisfied therefore that with the attachment of this condition flooding issues potentially affecting Woodborough as a result of the development of the site can be satisfactorily addressed.

Other Issues

I note that the use of septic tanks is proposed on the site and would advise that Severn Trent Water has requested details of how foul sewage and surface water would be disposed of. This matter, in terms of the use of a septic tank, would be assessed by condition.

Should the use of a septic tank be acceptable, this matter would also be assessed under building regulations legislation.

Should septic tanks be used at the site and unpleasant smells emanate from these this matter would be investigated by the Borough Council's Environmental Health Officer under separate legislation.

Queries raised in respect to the stability of the land within the application site would be dealt with under building regulations legislation.

In respect to the existing barn at the site I would advise that owing to the volume of the building this would require Conservation Area Consent to demolish the building. An application has not been submitted to date for this aspect and therefore a note would be attached to any grant of planning permission for this outline application advising the applicant of the need to submit a further application for the demolition of the barn. A note would also need to be attached to the application advising the applicant to contact the Health and Safety Executive in case the building does contain asbestos.

I am satisfied that the details submitted are adequate in order for the proposal to be fully assessed at this outline stage. I appreciate that the description of the application referred to the erection of five dwellings on the site when re-consultation letters were sent to neighbouring residents advising them of the submission of revised plans relating to the erection of four dwellings on the site. This matter has been rectified and the description of the application has been amended to accord with the revised plans.

Whilst the applicant may not have spoken directly to neighbouring residents in regard to the application, the Borough Council has notified neighbouring residents and statutory consultees in accordance with planning legislation.

Should planning permission be granted at this outline stage and a reserved matters application is submitted, neighbouring residents would be notified of the reserved matters application.

Accordingly for the reasons outlined above I recommend that planning permission is granted.

Recommendation: GRANT OUTLINE PLANNING PERMISSION subject to the following conditions:

Conditions

1. An application for approval of all the reserved matters (namely layout, scale, appearance, access and landscaping) shall be made to the local planning authority before the expiration of three years from the date of this permission.
2. The development hereby approved shall be begun within two years from the date of the approval of the last reserved matter to be approved.
3. The final design of the proposed dwelling assessed in any future reserved matters application in regard to layout, scale, appearance, access and landscaping is bound by the following parameters as set out within the combined Planning and Design and Access Statement received on the 18th March 2014, the revised indicative layout plan of the site received on the 17th January 2014 and the revised indicative elevation plans received on the 17th January 2014 submitted in support of this application.
4. The submissions for approval of the reserved matters named above within condition 1 shall also include details of the existing and proposed levels of the site together with the finished floor levels of the proposed dwellings. Cross sections through the site shall be provided from north to south and from east to west showing the relationship of the proposed dwellings with existing neighbouring properties. A plan clearly marking out where off street car parking spaces are to be provided for each of the proposed dwellings shall also be submitted as part of any application for the approval of the reserved matters. The car parking plan to be submitted should also indicate the turning area that will be provided to ensure that vehicles can safely enter and leave the site. Off street car parking shall be provided in accordance with the Borough Council's Adopted Car Parking Standards. Once these details are approved the development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Borough Council as Local Planning Authority.
5. No dwelling proposed as part of this development shall be brought into use until the details approved as part of the plans and particulars to be submitted for the applications for the approval reserved matters referred to in condition 1, 2, 3 and 4 above have been implemented, unless other timescales are prior agreed in writing by the Borough Council.
6. Before development is commenced there shall be submitted to and approved by the Borough Council details of the means of enclosure of the site and the

individual plot boundaries. The approved means of enclosure shall be erected before the dwellings are first occupied and shall thereafter be retained unless alternative means of enclosure are agreed in writing by the Borough Council.

7. Before development is commenced there shall be submitted to and approved by the Borough Council details of the means of surfacing of the unbuilt on portions of the site. The approved means of surfacing shall be carried out before the dwellings are first occupied.
8. Before development is commenced there shall be submitted to and approved by the Borough Council a plan of the site showing the details any proposed planting on site as well as details of the existing planting to be removed or retained. The approved details shall be carried out in the first planting season following the substantial completion of the development and any planting material which becomes diseased or dies within five years of the completion of the development shall be replaced in the next planting season by the applicants or their successors in title.
9. Before development (including site preparation) is commenced the existing hedging on the site shall be protected in accordance with details to be submitted to and approved in writing by the Borough Council as Local Planning Authority. The approved means of protection shall be retained until the completion of all building operations unless otherwise agreed in writing by the Borough Council as Local Planning Authority.
10. Before development is commenced there shall be submitted to and approved in writing by the Borough Council as Local Planning Authority a Drainage Statement which outlines the measures that would be put in place in order to deal with surface water run off from the site and details of how the development of the site will ensure that there is no increase in flood risk to the site, neighbouring properties and Main Street, the principal access to the site. Once these details are approved the development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Borough Council as Local Planning Authority.
11. The development hereby permitted shall not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved in writing by the Borough Council as Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.
12. No development shall take place within the application site until details of an archaeological scheme of treatment has been submitted to and approved in

writing by the Borough Council as Local Planning authority. Thereafter the scheme shall be implemented in full accordance with the approved details.

Reasons

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
3. To secure a satisfactory development and to ensure that the development is continued to the parameters described in the design and access statement submitted with the application and that any future decision relating to this outline permission are consistent with the accompanying statement.
4. In the interests of Highway and pedestrian safety.
5. To ensure the details of the development are satisfactory, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Saved Policies) 2008.
6. To ensure the details of the development are satisfactory, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Saved Policies) 2008.
7. To ensure the details of the development are satisfactory, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Saved Policies) 2008.
8. To ensure the details of the development are satisfactory, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Saved Policies) 2008.
9. To ensure the protection of trees during development in accordance with Policy ENV47 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008.
10. To ensure the details of the development are satisfactory, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Saved Policies) 2008.
11. To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution.
12. To ensure the details of the development are satisfactory in accordance with policy ENV15 (New Development in a Conservation Area) of the Replacement Local Plan (Certain Saved Policies 2008).

Reasons for Decision

The proposed development of the site would result in no undue impact on the openness of the Green Belt and no undue impact on the Conservation Area. The proposal also results in no undue impact on neighbouring properties, the area in general and there are no highway safety implications arising from the proposal. The proposal therefore accords with policies ENV1, ENV15, ENV26, ENV30 and H16 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2008), the National Planning Policy Framework March 2012 and the Aligned Core Strategy for Gedling Borough.

Notes to Applicant

You are advised to contact the health and Safety Executive should any asbestos be found at the site.

The attached permission is for development which will involve building up to, or close to, the boundary of the site. Your attention is drawn to the fact that if you should need access to neighbouring land in another ownership in order to facilitate the construction of the building and its future maintenance you are advised to obtain permission from the owner of the land for such access before beginning your development.

You are advised that planning permission does not override any private legal matters which may affect the application site, over which the Borough Council has no jurisdiction (e.g. covenants imposed by former owners, rights of light, etc.).

You are advised that the demolition of the existing barn on the site requires Conservation Area Consent.

Planning Statement - The Borough Council has worked positively and proactively with the applicant in accordance with paragraphs 186 to 187 of the National Planning Policy Framework.

Please note the attached comments and advice from the Borough Council's Car Parks and Engineering Officer, these details of which should be read in accordance with condition

Please note the attached comments received from the County Council's Archaeological Officer, the details of which shall be read in conjunction with condition

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848. Further information is also available on The Coal Authority website at www.coal.decc.gov.uk. Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com.