

Your Ref:
Our Ref: 20/00589/FUL
Case Officer: Miss Kay Gregory
Telephone: 01246 242246
E-mail: dev.control@bolsover.gov.uk
Date: 18th November 2021

Ms Lisa J Powell
Clerk To Pinxton Parish Council
Pinxton Village Hall
3 Kirkstead Road
Pinxton
Nottinghamshire NG16 6NA

Sarah Kay MRTPI
Planning Manager

Dear Clerk to the Council

Application No: 20/00589/FUL
Proposal: Development of 3 dwellings
Location: Land To Rear Of 25 Town Street Pinxton
Applicant: Mr & Mrs A Hunter

Further to my consultation regarding the above application for Full Planning Permission I write to inform you that permission for the proposal has been granted subject to the following conditions:

1. The development shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the following plans and documents:
 - o Preliminary Ecological Appraisal - Brindle & Green (Ref: BG21.153.1 September 2021); received on the 1st October 2021
 - o Revised Proposed site plan; received on the 20th May 2021
 - o Revised Access plan - 002 Rev A; received on the 17th May 2021
 - o Arboricultural Impact Assessment Survey and report - Brindle & Green (Ref: BG21.153 May 2021)
 - o Proposed floor plans and elevations; received on the 28th December 2020
 - o Site location plan - 001; received 28th December 2020
 - o Coal Mining Risk Report; received 28th December 2020
3. The materials and finishes to be used in the development hereby permitted shall be as stated on the application form. In the event that the proposed materials cannot be used, details or samples of alternative materials shall be submitted to and approved by the Local Planning Authority, prior to commencement of development above foundation level.
4. The dwellings hereby permitted shall not become occupied until a detailed scheme for the boundary treatment of the site, including position, design and materials, and to include all boundaries or divisions within the site, has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be completed before the dwellings are first occupied or such other timetable as may first have been approved in writing with the Local Planning Authority.

5. The dwellings hereby permitted shall not become occupied until full details of both hard and soft landscape works including a programme for implementation have been submitted to and approved in writing by the Local Planning Authority, and the works shall be carried out as approved. If within a period of five years from the date of the planting of any tree or shrub that tree or shrub may die, be removed, uprooted or become seriously damaged it shall be replaced by another of the same species during the first available planting season, unless a variation of the landscaping scheme is approved in writing with the Local Planning Authority.
6. No vegetation clearance shall take place between 1st March and 31st August inclusive, unless preceded by a nesting bird survey undertaken by a competent ecologist. If nesting birds are present, an appropriate exclusion zone will be implemented and monitored until the chicks have fledged. No works shall be undertaken within exclusion zones whilst nesting birds are present.
7. Site clearance shall be undertaken in a manner by which to safeguard hedgehogs and other wildlife such as common amphibians and reptiles, which have a low risk of being present on site. All rubble piles, compost heaps, dense vegetation and other general debris that could be used for shelter shall be carefully cleared by hand to a location such as a skip, other container or raised pallets. This shall be undertaken prior to machinery entering site and avoiding the core hibernation period (December-February). If a hedgehog is discovered during clearance it shall be moved immediately and carefully with gloved hands to an area of shelter such as beneath adjacent hedgerow/bushes. Reptiles and amphibians shall be allowed to move away from the area of works themselves or if necessary to avoid harm moved with gloved hand to a similar place of shelter. A short statement of compliance shall be submitted to the Local Planning Authority upon completion of clearance works to discharge this condition.
8. Prior to building works commencing above foundation level, a Biodiversity Enhancement Plan shall be submitted to and approved in writing by the Local Planning Authority to maximise site biodiversity. Such approved measures shall be implemented in full and maintained thereafter, with photographs of the measures in situ submitted to the LPA to fully discharge the condition. The plan shall clearly show positions, specifications and numbers of features, which will include (but are not limited to) the following:
 - o Integrated bat box in one dwelling.
 - o Integrated swift boxes in each dwelling.
 - o Fencing gaps 130 mm x 130 mm to maintain connectivity for hedgehogs.
 - o Summary of ecologically beneficial landscaping (full details to be provided in Landscape Plans).
9. In this condition "retained tree" means an existing tree which is to be retained to comply with the approved plans and particulars; and paragraphs (a) and (b) below shall apply for five years, after the occupation of the last building on the development.
 - (a) No retained tree shall be cut down, uprooted or destroyed, or topped or lopped, other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority.
 - (b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as approved in writing by the Local Planning Authority.

- (c) Before any equipment, machinery or materials are brought on to the site fencing shall be erected to protect the retained tree, and the fencing shall be maintained until all equipment, machinery and surplus materials have been removed from the site. The fencing shall be at least 1.2m high comprising a vertical and horizontal framework of scaffolding, strong enough to resist impacts, and supporting either chestnut pale fencing, chain link fencing or similar. The fencing shall be erected at a distance from the tree of 5m or one half of the mature height of the tree, whichever is the greater. Nothing shall be stored or placed within the fenced area around a retained tree and the ground levels within the fenced area shall not be altered, and no any excavation shall take place, without the written consent of the Local Planning Authority.
10. If within a period of five years from the date of the planting of any tree or shrub that tree or shrub may die, be removed, uprooted or become seriously damaged it shall be replaced by another of the same species during the first available planting season, unless a variation of the landscaping scheme is approved in writing with the Local Planning Authority.
11. No development shall take place including any works of demolition until a construction management plan or construction method statement has been submitted to and been approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the construction period. The statement shall provide for but not necessarily be restricted to the following as appropriate.
- o Parking of vehicles of site operatives and visitors
 - o Routes for construction traffic, including abnormal loads/cranes etc
 - o Hours of operation
 - o Method of prevention of debris being carried onto highway
 - o Pedestrian and cyclist protection
 - o Proposed temporary traffic restrictions
 - o Arrangements for turning vehicles
12. Before any other operations are commenced, the existing access to Town Street shall be modified in accordance with the revised application drawings, laid out, constructed and provided with visibility splays of 2.4m x 43m in both directions, the area in advance of the sightlines being maintained clear of any object greater than 1m in height relative to the adjoining nearside carriageway channel level.
13. The dwellings hereby permitted shall not become occupied until space has been laid out within the site in accordance with the revised drawing for cars to be parked and for vehicles to turn so that they may enter and leave the site in a forward gear. Once provided, such spaces shall be maintained free from any impediment to their designated use for the life of the development.
14. No development shall commence until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as a private management and maintenance company has been established.
15. Notwithstanding the provisions of Part 1 of Schedule 2, Classes AA, B and C of the Town and Country Planning (General Permitted Development) Order 2015 as amended (or any Order revoking and re-enacting that Order); none of the dwellings

hereby permitted shall have any other alterations or extensions to each respective, south or east facing roof plane other than those approved under the terms of this permission, without the prior written approval of the Local Planning Authority.

16. The velux style roof lights in the south and east facing roof planes of plots 1 - 3 shall be obscurely glazed. The windows will also be non-opening, unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

Notes to Applicant

Attention is drawn to the attached notes in addition to any below.

1. Pursuant to Section 184 of the Highways Act 1980 and Section 86(4) of the New Roads and Streetworks Act 1991 prior notification shall be given to the Department - Place at County Hall, Matlock regarding access works within the highway. Information, and relevant application forms, regarding the undertaking of access works within highway limits is available via the County Council's website: <https://www.derbyshire.gov.uk/transport-roads/roads-traffic/licences-enforcements/vehicular-access/vehicle-accesses-crossovers-and-dropped-kerbs.aspx> . E-mail highways.hub@derbyshire.gov.uk or Telephone Call Derbyshire on 01629 533190.

2. The Highway Authority recommends that the first 5m of the proposed access should not be surfaced with a loose material (i.e. unbound chippings or gravel etc.). In the event that loose material is transferred to the highway and is regarded as a hazard or nuisance to highway users, the Authority reserves the right to take any necessary action against the householder.

3. Pursuant to Sections 149 and 151 of the Highways Act 1980, steps shall be taken to ensure that mud or other extraneous material is not carried out of the site and deposited on the public highway. Should such deposits occur, it is the applicant's responsibility to ensure that all reasonable steps (e.g. street sweeping) are taken to maintain the roads in the vicinity of the site to a satisfactory level of cleanliness.

4. The applicant should be aware of HS2 and further information can be obtained using the following contact details.
E-mail HS2enquiries@hs2.org.uk . Telephone the Help Desk on 02079444908. Write to High Speed Two (HS2) Ltd, Two Snow Hill, Queensway, Birmingham, B4 6GA.

5. The applicant is advised that to discharge condition 14 above, the Local Planning Authority requires a copy of the constitution and details of a Private Management and Maintenance Company confirming funding, management and maintenance regimes.

6. The sewer records do not show any public sewers within the curtilage of the site. However, the applicant should be made aware of the possibility of unmapped public sewers which are not shown on the records but may cross the site of the proposed works. These could be shared pipes which were previously classed as private sewers and were transferred to the ownership of the Water Authorities in October 2011. If any part of the proposed works involves connection to / diversion of / building over / building near to any public sewer the applicant should be advised to contact Severn Trent Water in order to determine their responsibilities under the relevant legislation.

7. All proposals regarding drainage will need to comply with Part H of the Building Regulations 2010. In addition, any connections or alterations to a watercourse will need

prior approval from the Derbyshire County Council Flood Team, who are the Lead Local Flood Authority.

8. The developer should provide detailed proposals of the disposal of foul and surface water from the site and give due consideration to the use of SUDS, which should be employed whenever possible.

9. Where SuDS features are incorporated into the drainage design for developments of between 2 and 9 properties it is strongly recommended that the developer provides the new owners of these features with sufficient details for their future maintenance.

10. It is essential that any work carried out does not detrimentally alter the structure or surface of the ground and increase or alter the natural flow of water to cause flooding to neighbouring properties. The developer must also ensure any temporary drainage arrangements during construction gives due consideration to the prevention of surface water runoff onto the public highway and neighbouring properties .

Please note that the Council operates a complaints-led enforcement system in respect of breaches of planning permissions and conditions. If any of your Councillors consider that the above approval, or a condition attached to it, has not been complied with they should advise me directly.

Yours faithfully

Sarah Kay MRTPI
Planning Manager

DNPGC