

Your Ref:
Our Ref: 21/00541/FUL
Case Officer: Miss Kay Gregory
Telephone: 01246 242246
E-mail: dev.control@bolsover.gov.uk
Date: 23rd 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: 21/00541/FUL

Proposal: Demolition of plant building, construction of two, one bed semi detached bungalows and associated garden space, new stepped access to new plant room, additional 5 new parking spaces and all bedroom windows to be replaced with escape windows. Installation of proposed sprinkler system tank below ground level

Location: Jubilee Court Community Room Jubilee Court Kirkstead Road Pinxton

Applicant: Mr Richard Mooney

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 shall be carried out in accordance with the following plans and documents:
 - o Proposed site plan - N1468 105_E_; received 29/10/21
 - o Floor plans as proposed - N1468 109_K_; received 29/10/21
 - o 1B2P Bungalow elevations - N1468 231_D_; received 29/10/21
 - o Elevations as existing - N1468 103_D_; received 25/10/21
 - o Elevations as proposed - N1468 110_D_; received 25/10/21
 - o Bat Report - Ramm Anderson Report Reference: RSE_4834_R2_V1 Issue Date: July 2021; received 30/9/21
 - o Sprinkler tank details - DP2005 16B; received 17/9/21
 - o Site location plan - N1468 100_C_; received 14/9/21
 - o Tree constraints plan; received 10/9/21
 - o Bungalow floor plan - N1466/68_230_B_; received 10/9/21
3. Prior to commencement of development of the bungalows above foundation level, samples of all external materials to be used in the construction of the bungalows

shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

4. The bungalows hereby permitted shall not become occupied until a detailed scheme for the boundary treatment around the bungalows, 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 bungalows are first occupied or such other timetable as may first have been approved in writing with the Local Planning Authority.
5. The development hereby permitted shall be carried out in accordance with the recommendations and mitigation measures detailed within the bat report, commissioned by Ramm Anderson, submitted on the 30th September 2021.
6. The bungalows 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. The landscaping layout shall take account of the recommendations provided in the 'Habitat enhancement' section of the approved Ecology Assessment.
7. Prior to the first occupation of the bungalows hereby approved, any made ground on the site shall be removed or a contamination investigation and risk assessment of that part of the site shall be carried out by a competent person in accordance with current guidance and in accordance with a scheme which has been approved by the Local Planning Authority, to demonstrate that the site is suitable for the use hereby approved. Where the site investigation and risk assessment shows that contamination remediation is required, a remediation scheme shall be prepared and submitted to the Local Planning Authority for written approval; the approved remediation scheme shall be implemented as approved and a verification report shall be submitted to and approved in writing demonstrating that the remediation has been carried out successfully prior to the first occupation of the bungalows hereby approved.
8. Where any suspected areas of contamination are discovered during the development of the site, the process of site investigation and risk assessment as identified in condition 1 above shall be carried out by a competent person in accordance with current guidance and in accordance with a scheme which has been approved by the Local Planning Authority, to demonstrate that that part of the site is suitable for the use hereby approved.

9. In the event that it is proposed to import soil onto site in connection with the development, the soil to be imported shall be sampled at source and analysed in a laboratory that is accredited under the MCERTS Chemical Testing of Soil Scheme for all parameters previously agreed in writing with the Local Planning Authority, the results of which shall be submitted to and shall be approved in writing with the Local Planning Authority.
10. At the commencement of operations on site (excluding demolition/ site clearance), space shall be provided within the site curtilage for storage of plant and materials, site accommodation, loading and unloading of goods vehicles, parking and manoeuvring of site operatives and visitors vehicles. The compound will not encroach onto the adopted highway and shall be maintained throughout the contract period free from any impediment to its designated use.
11. The replacement off-street parking provision shall be provided in accordance with the application drawings prior to the loss of the existing parking spaces, laid out, constructed and maintained throughout the life of the development free from any impediment to its designated use.

Notes to Applicant

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

1. Certain plant and animal species, including all wild birds, are protected under the Wildlife and Countryside Act 1981. It is an offence to ill-treat any animal; to kill, injure, sell or take protected species (with certain exceptions); or intentionally to damage, destroy or obstruct their places of shelter. It is thus an offence to take, damage or destroy a wild birds nest whilst in use or being built. Hedgerows or trees containing nests should therefore not be removed, lopped or topped during the nesting season. Bats enjoy additional protection. It is an offence to kill, injure or disturb bats found in the non-living areas of a dwelling house (that is, in the loft) or in any other place without first notifying English Nature. Some other animals are protected under their own legislation (e.g. the Protection of Badgers Act 1992).
2. 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.
3. 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

4. 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.

5. 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.

6. 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.

7. Under provisions within Sections 149 and 151 of the Highways Act 1980, the developer must take all necessary action 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 developer'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.

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