

# **PLANNING COMMITTEE**

**WEDNESDAY, 2 JUNE 2021**

Present: Councillor D K Watts, Chair

Councillors: S J Carr (Ex-officio)  
D Bagshaw  
L A Ball BEM  
D Grindell  
G Marshall  
J W McGrath (Vice-Chair)  
J M Owen (Substitute)  
P J Owen  
S Paterson  
D D Pringle  
R S Robinson  
P Simpson (Substitute)  
R D Willimott

Apologies for absence were received from Councillors M Handley and R I Jackson.

## 1 **DECLARATIONS OF INTEREST**

Councillor D K Watts declared a non-pecuniary interest in agenda item 5.3 due to knowing the applicant. Minute number 79 refers.

## 2 **MINUTES**

The minutes of the meeting held on 21 April 2021 were approved as a correct record, subject to the amendment of minute number 71.5 to amend reference to R Robinson being ward member of the application area as they were not ward member for this area, and signed.

## 3 **NOTIFICATION OF LOBBYING**

## 4 **DEVELOPMENT CONTROL**

### 4.1 **APPLICATION NUMBER 20/00056/OUT**

Outline application to demolish White House Farm and construct up to 250 dwellings, including the provision of new areas of open space, children's play, landscaping and storm water attenuation, with all matters reserved except for the formation of a vehicular access from the A6096 Shilo Way (Awsorth Bypass) and secondary access from Newtons Lane.

Land West of Awsworth (inside The A6096), Including Land Aat Whitehouse Farm, Shilo Way, Awsworth

This application sought outline planning permission to construct up to 250 dwellings and had been brought to Committee as the Section 106 (S106) contributions are not policy compliant.

Members considered the late items for the application which included an additional objection which raised concerns over the planning process and increased pollution.

Ms J Neville (applicant) and Mr L Birttle (objecting) addressed the Committee prior to the general debate.

Members debated the application and the following comments were amongst those noted:

- The proposal was over intensive for the surrounding area.
- The proposal would generate more traffic.
- There were not enough school places for the increased dwellings.
- There was a need to construct houses in the borough.

**RESOLVED that the Interim Head of Planning and Economic Development be given delegated authority to grant planning permission subject to:**

- (i) the prior completion of an agreement under section 106 of the Town and Country Planning Act 1990 to secure the provision of affordable housing on the site and contributions towards: provision of education measures, off-site highway works, provision and maintenance of open space, integrated transport measures, improved health facilities and improvements and maintenance of links towards and over Bennerley Viaduct; and
- (ii) the following conditions:

1. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

**Reason: To comply with S92 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.**

2. The development hereby permitted shall be commenced before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

**Reason: To comply with S92 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.**

3. The development hereby approved shall be carried out in accordance with drawing numbers ADC1044/005 revision D and

**drawing ADC1044/007 revision A received by the Local Planning Authority on 7 October and 29 January 2020 respectively. Occupation of the proposed development shall not take place until the site access arrangements as shown on both of these plans have been provided.**

**Reason: For the avoidance of doubt and in the interest of highway safety.**

- 4 Prior to the submission of any reserved matters application the intrusive site investigations identified within Section 12.8 of the Geo-Environmental Assessment dated 11 December 2019 shall be undertaken.**

**The findings of these investigations shall be submitted to the Local Planning Authority with the first reserved matters application and shall include the following:**

- A report containing the findings of the intrusive investigations;**
- The submission of a layout plan which identifies the location of the opencast highwalls and the location of the on-site mine entries (on and off-site) and the definition of suitable 'no-build' exclusion zones;**
- The submission of a scheme of treatment for the on-site mine entries for approval; and**
- The submission of a scheme of remedial works for the shallow coal workings for approval.**

**Following the written approval of the Local Planning Authority, the remedial works identified, shall be implemented in full accordance with the approved details prior to the commencement of the development.**

**Reason: The undertaking of intrusive site investigations, prior to the commencement of development, is considered to be necessary to ensure that adequate information pertaining to ground conditions and coal mining legacy is available to enable appropriate remedial and mitigation measures to be identified and carried out before building works commence on site. This is in order to ensure the safety and stability of the development and in accordance with the aims of Policy 19 of the Broxtowe Part 2 Local Plan (2019).**

- 5. Before any site clearance or development is commenced, detailed drawings and particulars showing the following (the 'Reserved Matters') shall be submitted to and approved by the Local Planning Authority:**
- (a) the layout, scale, and external appearance of all buildings;**
  - (b) parking and turning facilities, access widths, gradients, surfacing, street lighting, structures, visibility splays, drainage and the location and detail of all Electric Vehicle Charging points. All details shall comply with the County Council's current Highway Design and Parking Guides**

- (c) full manufacturer details of the materials to be used in the external surfaces of all buildings and including the location and colour of the external meter boxes;**
- (d) cross sections through the site showing the finished floor levels of the new dwellings in relation to adjacent land and buildings. These details shall be related to a known datum point; and**
- (e) landscaping treatment of the site**

**The development shall be carried out strictly in accordance with the approved details.**

**Reason: The application was submitted in outline only and no such details were provided. The development cannot proceed satisfactorily without such details being provided before development commences to ensure that the details are satisfactory and in accordance with the aims of the NPPF, Policy 4.1, 15, 17 and 31 of the Broxtowe Part 2 Local Plan (2019) and Policy 2, 8, 10, 16 and 17 of the Broxtowe Aligned Core Strategy (2014) and in the Interests of Highway safety.**

- 6. Prior to the occupation of each dwelling their respective driveways shall be surfaced in a hard bound material (not loose gravel) for a minimum distance of 5.5m from the back edge of the public highway, and drained so as to prevent the discharge of surface water from the driveway to the public highway. The bound material and the provision to prevent the discharge of surface water to the public highway shall be retained for the lifetime of the development.**

**Reason: In the interest of highway safety**

- 7. No development shall not take place until a construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:**
  - i. the parking of vehicles of site operatives and visitors**
  - ii. loading and unloading of plant and materials**
  - iii. storage of plant and materials used in constructing the development**
  - iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate**
  - v. wheel washing facilities**
  - vi. measures to control the emission of dust and dirt during construction**

- vii. a scheme for recycling/disposing of waste resulting from demolition and construction works

**Reason:** In the interest of highway safety

- 8 The pedestrian connections to Park Hill and Barlow Drive North shall be provided in accordance with details to be first submitted to and approved in writing by the Local Planning Authority prior to the occupation of any of the dwellings hereby approved. The details shall include information relating to the status, ownership and maintenance of the connections, their width, surfacing and any lighting proposed.

**Reason:** To promote sustainable travel and in accordance with Policy 4.1 of the Broxtowe Part 2 Local Plan.

- 9 The detailed drawings and particulars required under condition 5 (e) shall include the following details:

- (a) trees, hedgerows and shrubs to be retained and measures for their protection during the course of development. No development shall commence until the agreed protection measures are in place;
- (b) numbers, types, sizes and positions of proposed trees and shrubs including those to replace the highways trees removed;
- (c) proposed hard surfacing treatment;
- (d) planting, seeding/ turfing of other soft landscape areas including surrounding SUDs features;
- (e) details of the site boundary treatments and curtilage boundary treatments;
- (f) Details of all bridleway, footpaths and pathways within the site including their proposed status, maintenance, surfacing, widths and any proposed deterrents for use; and
- (g) a timetable for implementation of the scheme

The landscaping scheme shall be carried out in accordance with the approved timetable. If any trees or plants, which, within a period of 5 years, die, are removed or have become seriously damaged or diseased, they shall be replaced in the next planting season with ones of similar size and species to the satisfaction of the Local Planning Authority.

**Reason:** The application was submitted in outline only and no such details were provided. The development cannot proceed satisfactorily without such details being provided before development commences to ensure that the details are satisfactory and in accordance with the aims of the NPPF, Policy

4.1, 15, 17 and 31 of the Broxtowe Part 2 Local Plan (2019) and Policy 8, 10, 16 and 17 of the Broxtowe Aligned Core Strategy

(2014).

**10 No part of the development hereby approved shall commence until a detailed surface water drainage scheme based on the principles set forward by the approved Flood Risk Assessment (FRA) and Drainage Strategy has been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority. The scheme shall be implemented in accordance with the approved details prior to completion of the development. The scheme to be submitted shall:**

- **Demonstrate that the development will use SuDS throughout the site as a primary means of surface water management and that design is in accordance with CIRIA C753.**
- **Limit the discharge rate generated by all rainfall events up to the 100 year plus 40% (for climate change) critical rain storm 5 l/s rates for the developable area.**
- **Provision of surface water run-off attenuation storage in accordance with 'Science Report SCO30219 Rainfall Management for Developments' and the approved FRA.**
- **Provide detailed design plans in support of any surface water drainage scheme, including details on any attenuation system, and the outfall arrangements.**
- **For all exceedance to be contained within the site boundary without flooding new properties in a 100year+40% storm.**
- **Evidence of how the on-site surface water drainage systems shall be maintained and managed after completion and for the lifetime of the development.**

**Reason**

**A detailed surface water management plan is required to ensure that the development prevents an increase in flood risk, improves and protects water quality and has sufficient surface water management in accordance with the aims of the NPPF and Policy 1 of the Broxtowe Part 2 Local Plan.**

**11 No development, including site clearance, shall commence until details of appropriate gas prevention measures have been submitted to and approved in writing by the Local Planning Authority. No building to be erected pursuant to this permission shall be occupied or brought into use until:**

- (i) all necessary remedial measures have been completed in accordance with details approved in writing by the local planning authority; and**
- (ii) it has been certified to the satisfaction of the local planning authority that necessary remedial measures have been implemented in full and that they have rendered the site free**

from risk to human health from the contaminants identified.

**Reason:** The application was submitted in outline only so no such details were provided. The development cannot proceed safely without such details being provided before development commences to ensure that the details are satisfactory, in the interests of public health and safety and in accordance with the aims of Policy 19 of the Broxtowe Part 2 Local Plan (2019).

- 12 a) Prior to works commencing on the construction of any dwellings, a detailed environmental noise assessment, based on submitted reserved matters details, must be submitted to, and approved in writing by the Local Planning Authority specifying the measures to be taken to ensure that all noise-sensitive premises are protected from road and industrial noise, such that the following noise levels are not exceeded:
- An LAeq, 16-hour of 55dB (free field) in outdoor living areas between 07:00 and 23:00 hours (daytime);
  - An LAeq, 16-hour of 35dB inside living rooms between 07:00 and 23:00 hours (daytime);
  - An LAeq, 8-hour of 30dB inside bedrooms between 23:00 and 07:00 (night time)
  - An LAmx fast of 45dB inside bedrooms between 23:00 and 07:00 hours (night time)

Those dwellings requiring the incorporation of noise mitigation measures to achieve the above levels, as well as the nature of these measures shall be identified and agreed with the Local Planning Authority prior to construction commencing. In dwellings where windows must be closed to achieve the above levels adequate acoustic treated ventilation must be provided.

- b) All noise mitigation measures shall be designed and installed in accordance with the approved mitigation scheme and completed under the supervision of an acoustic engineer. All works shall be completed before any permitted dwelling is occupied.

**Reason:** The application was submitted in outline only so no such details were provided. The development cannot proceed satisfactorily without such details being provided. In the interests of public health and safety and in accordance with the aims of Policy 19 of the Broxtowe Part 2 Local Plan (2019).

- 13 No development shall commence until details of any necessary piling or other penetrative foundation design have been submitted to and approved in writing by the Local Planning Authority including details of any mitigation measures to minimise the effects of noise and vibration on surrounding occupiers. The development shall be constructed in accordance

with the approved details.

**Reason:** The application was submitted in outline only so no such details were provided. The development cannot proceed satisfactorily without such details being provided before development commences in the interests of public health and safety so as to protect occupants from excessive construction noise and vibration and in accordance with the aims of Policy 19 of the Broxtowe Part 2 Local Plan (2019).

- 14** No construction or site preparation work in association with this permission shall be undertaken outside the hours of 08:00 – 18:00 Monday to Friday, 08:00 – 13:00 Saturdays and at no time on Sundays or Bank Holidays.

**Reason:** To protect nearby occupants from excessive construction noise and vibration and in accordance with the aims of Policy 19 of the Broxtowe Part 2 Local Plan (2019).

- 15** No development, including site clearance, shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The plan should include the following:

- a) Risk assessment of potentially damaging construction activities
- b) Identification of 'biodiversity protection zones'.
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as part of a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecologist clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period in accordance with the approved details.

**Reason:** To ensure the impact on ecology is minimised during construction and in accordance with the aims of Policy 31 of the Broxtowe Part 2 Local Plan (2019) and the NPPF.

- 16** Prior to works commencing above foundation level a Biodiversity Enhancement Plan shall be submitted to and



approved in writing by the Local Planning Authority to achieve a net gain in biodiversity in accordance with the NPPF 2019. Such approved measures shall be implemented in full and maintained thereafter with photographs of the measures in situ submitted to the Local Planning Authority for confirmation. Measures shall include, but are not limited to:

- Native wildlife planting (trees, berry rich shrubs, wildflower/grasslands)
- Wildlife friendly surface water attenuation areas/wetlands/ponds
- Future management of retained trees and hedges
- Grassland management (mosaic of heights)
- Maintenance of 'dark habitat' areas and sympathetic lighting
- Details of integrated bat boxes will be clearly shown on a plan (positions/specification/numbers)
- Details of bird boxes (including swift boxes) will be clearly shown on a plan (positions/specification/numbers)
- Measures to maintain connectivity for hedgehogs shall be clearly shown on a plan (fencing gaps 130mm x 130mm and/or railings and/or hedgerows)
- Log/brush piles for amphibians

Reason: To ensure that the development contributes positively to the Borough's ecological network and in accordance with the aims of Policy 31 of the Broxtowe Part 2 Local Plan (2019) and the NPPF.

- 17 No development, including site clearance shall commence until updated ecological information including bat, amphibian, reptile wintering and breeding bird surveys, have been completed, submitted to and agreed in writing by the Local Planning Authority. Any mitigation measures shall be carried out in accordance with the agreed details.

Reason: The surveys submitted with the application are over 3 years old. As the application is in outline form only and requires reserved matters approval it is considered necessary that more up to date information is provided prior to the commencement of the development to ensure that the impact on biodiversity including any required mitigation is satisfactory, in accordance with the aims of the NPPF and Policy 31 of the Broxtowe Part 2 Local Plan (2019).

- 18 Nothing shall be stored or placed in any area fenced in accordance with condition 9 (a) and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the local planning authority.

Reason: To ensure the retained trees and hedgerows are not adversely affected and in accordance with the aims of Policy 31

of the Broxtowe Part 2 Local Plan (2019) and the NPPF.

- 19 Prior to the demolition of White House Farm a Level 3 Building Recording, in accordance with RCHME guidance, shall be undertaken and submitted to, and approved in writing by the Local Planning Authority.

Reason: To ensure an accurate record of this building is made and in accordance Paragraph 199 of the NPPF.

- 20 Prior to the removal of any hedgerows identified as 'important' under the archaeology and history criteria of the Hedgerow Regulations 1997 an archaeological recording shall be undertaken and submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure an accurate record of any important hedgerows are made and in accordance with Paragraph 199 of the NPPF.

- 21 Any historic or archaeological features which are revealed when carrying out the development hereby permitted shall be retained in-situ and reported to the local Planning authority in writing within 5 working days. Works shall be halted in the area affected until provision has been made for the retention and/or recording and any associated reporting, publication and archiving commensurate to the archaeological work undertaken in accordance with details submitted to and approved in writing by the local planning authority.

Reason: To ensure appropriate investigation and recording/mitigation of any below ground archaeology in accordance with Paragraph 199 of the NPPF.

#### Notes to Applicant

- 1 The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.
- 2 This permission has been granted contemporaneously with an Agreement under Section 106 of the Town and Country Planning Act 1990, and reference should be made thereto.
- 3 The submitted plans are for indicative purposes only and this decision does not approve the layout, form or design of any of the dwellings, landscaping or any other matters.
- 4 The developer will need to purchase first time bins. Notice will be served in due course. Properties will be allocated the following:

1x 240l bin for residual waste  
1x 240l bin for dry recycling  
1x 37l bag for glass recycling.

- 5 The applicant should note that notwithstanding any planning permission that if any highway forming part of the development is to be adopted by the Highways Authority. The new roads and any highway drainage will be required to comply with the Nottinghamshire County Council's current highway design guidance and specification for roadworks.
- a) The Advanced Payments Code in the Highways Act 1980 applies and under section 219 of the Act payment will be required from the owner of the land fronting a private street on which a new building is to be erected. The developer should contact the Highway Authority with regard to compliance with the Code, or alternatively to the issue of a Section 38 Agreement and bond under the Highways Act 1980. A Section 38 Agreement can take some time to complete. Therefore, it is recommended that the developer contact the Highway Authority as early as possible.
- b) It is strongly recommended that the developer contact the Highway Authority at an early stage to clarify the codes etc. with which compliance will be required in the particular circumstance, and it is essential that design calculations and detailed construction drawings for the proposed works are submitted to and approved by the County Council (or District Council) in writing before any work commences on site.
- 6 The deposit of mud or other items on the public highway, and/or the discharge of water onto the public highway are offences under Sections 149 and 151 of the Highways Act 1980. The applicant, any contractors, and the owner / occupier of the land must therefore ensure that nothing is deposited on the highway, nor that any soil or refuse etc is washed onto the highway, from the site. Failure to prevent this may force the Highway Authority to take both practical and legal action (which may include prosecution) against the applicant / contractors / the owner or occupier of the land.
- 7 Burning of commercial waste is a prosecutable offence. It also causes unnecessary nuisance to those in the locality. All waste should be removed by an appropriately licensed carrier.
- 8 Many buildings still contain asbestos. In order to comply with the Control of Asbestos Regulations 2012, an assessment is required to determine whether the building has asbestos containing materials (ACMs). This must be carried out before any structural work on a building occurs. For properties or parts of properties that need upgrading, refurbishing or demolition, a 'Refurbishment/Demolition Survey' is required.

Copies of reports relating to asbestos identification and management should be sent to the Council's Environmental Health Team at [health@broxtowe.gov.uk](mailto:health@broxtowe.gov.uk)

- 9 You will need to contact the Council's Environmental Health Team on 01159173714 to notify them of the arrival on site of any Mobile Crushing plant for them to carry out an inspection of the crushing equipment in line with the operational permit issued under the Pollution Prevention and Control Act 1999 Environmental Permitting (England and Wales) Regulations 2010 (as amended)
- 10 Vegetation clearance should be avoided during the bird breeding season of March-August inclusive.
- 11 Under the Coal Industry Act 1994 any intrusive activities, including initial site investigation boreholes, and/or any subsequent treatment of coal mine workings/coal mine entries for ground stability purposes require the prior written permission of The Coal Authority, since such activities can have serious public health and safety implications. Failure to obtain permission will result in trespass, with the potential for court action. It is recommended that you check with us prior to commencing any works. Application forms for Coal Authority permission and further guidance can be obtained from The Coal Authority's website at:  
  
<https://www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property>
- 12 Severn Trent Water advises that there is a public sewer located within the application site. Public sewers have statutory protection by virtue of the Water Industry Act 1991 as amended by the Water Act 2003 and you may not build close to, directly over or divert a public sewer without consent. You are advised to contact Severn Trent Water to discuss your proposals. Severn Trent Water will seek to assist you in obtaining a solution which protects both the public sewer and the proposed development. If the applicant proposes to divert the sewer, the applicant will be required to make a formal application to the Company under Section 185 of the Water Industry Act 1991. They may obtain copies of our current guidance notes and application form from either our website ([www.stwater.co.uk](http://www.stwater.co.uk)) or by contacting our Developer Services Team (Tel: 0800 707 6600).
- 13 Searches have identified that there are gas apparatus within the vicinity of your site which may be affected by the proposals. Please contact Cadent Gas at [plantprotection@cadentgas.com](mailto:plantprotection@cadentgas.com) to discuss your proposals further. Further guidance can be found on both the Cadent Gas and National Grid websites and you are encouraged to investigate these matters prior to the

- commencement of development.
- 14 As part of the detailed design of the scheme, consideration should be given to the potential for providing an indication of the former activity within the site and its links with the Bennerley Viaduct.
15. As this permission relates to the creation of a new unit(s), please contact the Council's Street Naming and Numbering team: 3015snn@broxtowe.gov.uk to ensure an address(es) is(are) created. This can take several weeks and it is advised to make contact as soon as possible after the development commences. A copy of the decision notice, elevations, internal plans and a block plan are required. For larger sites, a detailed site plan of the whole development will also be required.

#### 4.2 APPLICATION NUMBER 20/00745/FUL

Construct 42 dwellings with improved access, provision of an internal access road, landscaping and associated works following the demolition of buildings  
Old Station Yard, Station Road, Beeston, NG9 2AB

The application sought to construct 42 dwellings with improved access, provision of an internal access road, landscaping and associated works following the demolition of buildings and was brought to the Committee following deferral at meeting of 21 April 2021.

Members considered the late items for the application which included an e-mail from a resident regarding access to scheme and further information from the applicant.

Ms E Christie (applicant) and Councillor T Roberts-Thompson (Ward Member) addressed the Committee prior to the general debate.

Members debated the application and the following comments were amongst those noted:

- The proposal was over intensive for the surrounding area.
- Further traffic issues for the surrounding area.
- There was a need to build affordable housing in the borough.

**RESOLVED that the Interim Head of Planning and Economic Development be given delegated authority to grant planning permission subject to:**

- (i) the prior completion of an agreement under section 106 of the Town & Country Planning Act 1990 to secure the provision of affordable housing on the site and to cover contributions towards: provision and maintenance of open space, and primary health care and
- (ii) the following conditions:
1. The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.

**Reason: to comply with s91 of the town and country planning act 1990 as amended by s51 of the planning and compulsory purchase act 2004.**

- 2. The development hereby permitted shall be carried out in accordance with the site location plan and drawings numbered pjsl20-05-001a, 600161-hex-0-gen-de-c-0110 sheets 1 and 2, 9478-pl02, 9478-pl06, 9478-pl07, 9478-pl10, and 9478-pl11 received by the local planning authority on 26.10.21, 9478-pl20a, 9478-pl21a, 9478-pl22a, 9478-pl23a, 9478-pl24a and 9478-pl25a received by the local planning authority on 01.12.20, 9478-pl03d, received by the local planning authority on 26.03.21, the indicative tro shown on 60061-hex-00-gen-dr-c-0113 rev p02 and 60061-hex-00-gen-dr-c-0114\_tro p01 received by the local planning authority on 31.03.21 and 9530-l-01 rev b and 9530-l-02 rev b received by the local planning authority on 07.04.21.**

**Reason: for the avoidance of doubt.**

- 3. The development shall be constructed only in accordance with the details of materials as approved on drawing numbers 9478-pl20a, 9478-pl21a, 9478-pl22a, 9478-pl23a, 9478-pl24a and 9478-pl25a received by the local planning authority on 01.12.20, unless alternative details have otherwise been agreed in writing by the local planning authority.**

**Reason: to ensure a satisfactory standard of external appearance and in accordance with the aims of policy 17 of the broxtowe part 2 local plan (2019) and policy 10 of the aligned core strategy (2014).**

- 4. No above ground works shall be commenced until a landscaping scheme has been submitted to and approved by the local planning authority. This scheme shall include the following details:**

- (a) proposed boundary treatments including armco safety barriers**
- (b) proposed hard surfacing treatment**
- (c) proposed lighting details particularly in regard to lighting near railway land and which shall be bat sensitive**
- (d) planting, seeding/turfing of other soft landscape areas**
- (e) a management and maintenance scheme relating to the landscaped areas not within the curtilage of a dwelling**
- (f) ecological enhancements which shall include the number, type and location of bird and bat boxes**

**The approved scheme shall be carried out strictly in accordance with the agreed details.**

**Reason: Limited Details Were Submitted And To Ensure That The Details Are Satisfactory In The Interests Of The Appearance Of The Area And In Accordance With The Aims Of Policy 17 Of The Broxtowe Part 2 Local Plan (2019) And Policy 10 Of The Aligned**

**Core Strategy (2014).**

5. **No part of the development hereby approved shall be commenced until an investigative survey of the site has been carried out and a report submitted to and approved in writing by the local planning authority. The survey must have regard for any potential ground and water contamination, the potential for gas emissions and any associated risk to the public, buildings and/or the environment. The report shall include details of any necessary remedial measures to be taken to address any contamination or other identified problems.**

**No building hereby approved shall be occupied until all the appropriate remedial measures have been completed in accordance with the approved details, unless an alternative has first been approved in writing by the local planning authority; and it has been certified to the satisfaction of the local planning authority that the necessary remedial measures have been implemented in full.**

**reason: in the interests of public health and safety, and to ensure that the development does not result in unacceptable levels of water pollution and in accordance with policy 19 of the broxtowe part 2 local plan (2019).**

6. **No above ground works shall be commenced until details of any necessary piling or other penetrative foundation design have been submitted to and approved in writing by the Local Planning Authority, and shall include details of any mitigation measures to minimise the effects of noise and vibration on surrounding occupiers. The development shall be implemented in accordance with the approved details.**

**Reason: to protect nearby occupants from excessive construction noise and vibration and in accordance with policy 19 of the broxtowe part 2 local plan (2019).**

7. **No above ground works shall be commenced until a detailed surface water drainage scheme based on the principles set forward by the approved Flood Risk Assessment (FRA) and Drainage Strategy, and designed so as to be collected and diverted away from Network Rail property, has been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority. The scheme shall be implemented in accordance with the approved details prior to completion of the development. The scheme to be submitted shall include evidence of how the on-site surface water drainage systems shall be maintained and managed after completion and for the lifetime of the development.**

**Reason: In the interests of minimising flood risk, in accordance with Policy 1 of the Broxtowe Part 2 Local Plan (2019) and Policy**

**1 of the Broxtowe Aligned Core Strategy (2014).**

- 8. No part of the development shall be commenced until the results of a reptile survey has been submitted to and approved in writing by the local planning authority. The survey should include details of any mitigation measures that may be required to protect, or measures proposed for the relocation of, any reptiles found on the site, and should these be required, the measures shall be implemented in accordance with the details as approved.**

**Reason: In the interests of safeguarding a protected species, in accordance with the aims of Policy 31 of the Broxtowe Part 2 Local Plan (2019) and Policy 17 of the Broxtowe Aligned Core Strategy (2014).**

- 9. No part of the development shall be commenced until an application for a traffic regulation order (tro) as shown indicatively on approved drawing number 60061-hex-00-gen-dr-c-0113 rev p01 and 60061-hex-00-gen-dr-c-0114\_tro rev p01 has been submitted to the highway authority. The tro shall thereafter be implemented in accordance with the approved tro unless otherwise agreed in writing by the local highway authority.**

**Reason: In the interests of highway safety in accordance with the aims of Policy 17 of the Broxtowe Part 2 Local Plan (2019).**

- 10. All noise mitigation measures shall be designed and installed in accordance with the approved mitigation scheme as detailed in omnia's noise and vibration impact assessment (b10610/1.1 draft september 2020). No building hereby approved shall be occupied until the respective mitigation measures, relevant to that dwelling, have been installed.**

**Reason: in the interests of public health and safety and in accordance with Policy 19 of the Broxtowe Part 2 Local Plan (2019).**

- 11. No building hereby approved shall be occupied until the access road and communal parking / turning areas have been completed and made available for use.**

**Reason: to ensure a satisfactory standard of external appearance and in the interests of highway safety, in accordance with the aims of policy 17 of the broxtowe part 2 local plan (2019) and policy 10 of the aligned core strategy (2014).**

- 12. No building hereby approved shall be occupied until the boundary treatments and in curtilage parking pertinent to that dwelling have been provided.**

**Reason: to ensure a satisfactory standard of external appearance and in the interests of highway safety, in accordance with the**



aims of policy 17 of the broxtowe part 2 local plan (2019) and policy 10 of the aligned core strategy (2014).

13. The development shall be carried out in accordance with the submitted Flood Risk Assessment prepared by Rodgers Leask Limited, 15 October 2020 and finished floor levels shall be set no lower than 27.53 metres above Ordnance Datum (AOD).

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: In the interests of minimising flood risk, in accordance with Policy 1 of the Broxtowe Part 2 Local Plan (2019) and Policy 1 of the Broxtowe Aligned Core Strategy (2014).

14. The approved landscaping shall be carried out not later than the first planting season following the substantial completion of the development or occupation of the dwellings, whichever is the sooner and any trees or plants which, within a period of 5 years, die, are removed or have become seriously damaged or diseased shall be replaced in the next planting season with ones of similar size and species to the satisfaction of the local planning authority, unless written consent has been obtained from the local planning authority for a variation.

Reason: to ensure the development presents a more pleasant appearance in the locality and in accordance with policy 17 of the broxtowe part 2 local plan (2019) and policy 10 of the aligned core strategy (2014).

15. No construction, demolition or site preparation work in association with this permission shall be undertaken outside of the hours of 08.00 – 18.00 monday to friday, 08.00-13.00 saturdays and at no time on sundays or bank holidays, unless otherwise agreed in writing by the local planning authority.

Reason: to protect nearby occupants from excessive construction noise and vibration and in accordance with policy 19 of the broxtowe part 2 local plan (2019).

16. No construction, demolition or site preparation work in association with this permission shall be undertaken unless in accordance with the details submitted within the construction method statement dated april 2021 and received by the local planning authority on 28.04.21.

Reason: In the interests of highway safety and the safe operation of the railway, in accordance with the aims of Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policy 17 of the Broxtowe Part 2 Local Plan (2019).

### **Notes to applicant**

1. The council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.
2. This permission has been granted contemporaneously with an Agreement under Section 106 of the Town and Country Planning Act 1990, and reference should be made thereto.
3. Burning of waste is a prosecutable offence. It also causes unnecessary nuisance to those in the locality. All waste should be removed by an appropriately licensed carrier.
4. The Highway Authority advise:

Reference in any condition contained in this permission to any Statute, Statutory Instrument, Order, Regulation, Design Guide or other document shall be taken to include any amendment, replacement consolidation or variation that shall from time to time be in force and any reference to any body or organisation (public or private) shall be taken to include any successor-body or organisation exercising relevant functions in place of or alongside the body named.

The applicant should note that notwithstanding any planning permission that if any highway forming part of the development is to be adopted by the Highways Authority, the new roads and any highway drainage will be required to comply with the Nottinghamshire County Council's current highway design guidance and specification for roadworks for which there is a fee.

- a) The Advanced Payments Code in the Highways Act 1980 applies and under section 219 of the Act payment will be required from the owner of the land fronting a private street on which a new building is to be erected. The developer should contact the Highway Authority with regard to compliance with the Code, or alternatively to the issue of a Section 38 Agreement and bond under the Highways Act 1980. A Section 38 Agreement can take some time to complete. Therefore, it is recommended that the developer contact the Highway Authority as early as possible.
- b) It is strongly recommended that the developer contact the Highway Authority at an early stage to clarify the codes etc. With which compliance will be required in the particular circumstance, and it is essential that design calculations and detailed construction drawings for the proposed works are submitted to and approved by the County Council (or District Council) in writing before any work commences on site. Correspondence with the Highway Authority should be

addressed to:

[Hdc.south@nottsc.gov.uk](mailto:Hdc.south@nottsc.gov.uk)

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 for which there is a fee. Please contact: [hdc.south@nottsc.gov.uk](mailto:hdc.south@nottsc.gov.uk)

The deposit of mud or other items on the public highway, and/or the discharge of water onto the public highway are offences under Sections 149 and 151, Highways Act 1980. The applicant, any contractors, and the owner / occupier of the land must therefore ensure that nothing is deposited on the highway, nor that any soil or refuse etc is washed onto the highway, from the site. Failure to prevent this may force the Highway Authority to take both practical and legal action (which may include prosecution) against the applicant / contractors / the owner or occupier of the land. [Where the development site may be accessed by a significant number of vehicles or may be particularly susceptible to material 'tracking' off site onto the highway, details of wheel-washing facilities must be provided to and approved by the Highway Authority.]

The proposed access/off-site highway works referred to in condition 7 requires a Traffic Regulation Order before the development commences to provide safe access/off-site mitigating works. The developer should note that the Order can be made on behalf of the developer by Via East Midlands in partnership with Nottinghamshire County Council at the expense of the developer. This is a separate legal process and the Applicant should contact the Improvements Team on 0300 500 8080 for details.

5. The developer is advised to contact network rail in respect of the need to submit a method statement, which should be agreed prior to commencement of works on the site.

Asset Protection Project Manager  
Network Rail (London North Eastern)  
Floor 3B  
George Stephenson House  
Toft Green  
York  
Y01 6JT

Email: [assetprotectionneem@networkrail.co.uk](mailto:assetprotectionneem@networkrail.co.uk)

6. As this permission relates to the creation of new units, please contact the council's street naming and numbering team: [3015snn@broxtowe.gov.uk](mailto:3015snn@broxtowe.gov.uk) to ensure addresses are created.

**This can take several weeks and it is advised to make contact as soon as possible after the development commences. A copy of the decision notice, elevations, internal plans and a block plan are required. For larger sites, a detailed site plan of the whole development will also be required.**

#### 4.3 APPLICATION NUMBER 21/00041/FUL

Construct first floor rear extension and front and rear dormer windows  
42 Sandy Lane Bramcote, Nottinghamshire, NG9 3GS

This application sought to construct a first floor rear extension, a front and rear dormer windows and councillor d k watts had requested this application be determined by the planning committee. This application was deferred at the meeting of 21 april 2021 in order for a site visit to be undertaken.

There were no late items.

Mr M Knowles (objecting) addressed the Committee prior to the general debate.

Members debated the application and the following comments were amongst those noted:

- The proposal was over intensive for the surrounding area.
- There would be a loss of neighbour amenity.

**RESOLVED that the application be refused due to the proposed extension by virtue of its excessive scale and massing would represent an overdevelopment of the dwelling. The extension would result in a significant loss of amenity for nos. 40 and 44 Sandy Lane. Accordingly, the proposal would be contrary to Policy 17 of the Part 2 Local Plan (2019), Policy 10 of the Broxtowe Aligned Core Strategy (2014) and the National Planning Policy Framework (2019).**

(Councillor D K Watts having declared an interest in this item, left the Council Chamber prior to the debate.)

#### 4.4 APPLICATION NUMBER 21/00038/REG3

Construct 3 houses and 2 apartments with associated parking and dropped kerb including provision of new driveway to existing cottage and demolition of single storey extension  
Fishpond Cottage, 51 Ilkeston Road, Bramcote, NG9 3JP

This application sought approval to construct 3 houses and 2 apartments with associated parking and was brought to the Committee as it is an application made by the Council.

Members considered the late items for the application which included additional objections which raised concerns over the loss of privacy, the building height, the overpowering nature of the building and the loss of parking.

Ms Kim Melvill-Smith (objecting), Mr P Goodrick (applicant) and Councillor H Land and I Tyler (Ward Members) addressed the Committee prior to the general debate.

Members debated the application and the following comments were amongst those noted:

- The proposal was over intensive for the surrounding area.
- Further parking issues that would arise from the increased number of residents.
- There would be a loss of neighbour amenity.
- There was a need to deliver housing within the area.

**RESOLVED that planning permission be granted subject to the following conditions.**

1. **The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.**

**Reason: to comply with s91 of the town and country planning act 1990 as amended by s51 of the planning and compulsory purchase act 2004.**

2. **The development hereby permitted shall be carried out in accordance with the site location plan and drawing numbers 5310-dr-01 rev p3, rse\_3314\_tcp rev v1, 10903-s8-p3, 01401-s8-p2 and 01408-s8-p2 received by the local planning authority on 19.01.21, drawing number 10905-s8-p1 received by the local planning authority on 28.01.21, drawing number 10410-s8-p1 received by the local planning authority on 11.02.21, drawing numbers 01601-s8-p3, 01608-s8-p4, and 10904-s8\_p3 received by the local planning authority on 19.03.21, and drawing numbers 10409-s8-p4, 10609-s8-p5, 01630-s8-p3 received by the local planning authority on 13.05.21.**

**Reason: for the avoidance of doubt.**

3. **No part of the development hereby approved shall be commenced until an investigative survey of the site has been carried out and a report submitted to and approved in writing by the local planning authority. The survey must have regard for any potential ground and water contamination, the potential for gas emissions and any associated risk to the public, buildings and/or the environment. The report shall include details of any necessary remedial measures to be taken to address any contamination or other identified problems.**

**Reason: in the interests of public health and safety and in accordance with policy 19 of the broxtowe part 2 local plan (2019).**

4. No part of the development hereby approved shall be commenced until a construction ecological management plan (cemp) has been submitted to and approved in writing by the local planning authority.

Reason: in the interests of safeguarding ecological features on and adjacent to the site, in accordance with the aims of policy 17 of the broxtowe aligned core strategy (2014) and policy 31 of the broxtowe part 2 local plan (2019).

5. No above ground works shall be carried out until details of the manufacturer, type and colour of the bricks, tiles and cladding to be used in facing elevations have been submitted to and approved in writing by the local planning authority, and the development shall be constructed only in accordance with those details.

Reason: limited details were submitted and to ensure the development presents a satisfactory standard of external appearance, in accordance with the aims of policy 17 of the broxtowe part 2 local plan (2019) and policy 10 of the aligned core strategy (2014).

6. No above ground works shall be carried out until details of a landscape ecological management plan (lemp) has been submitted to and approved in writing by the local planning authority.

Reason: in the interests of safeguarding ecological features on and adjacent to the site, in accordance with the aims of policy 17 of the broxtowe aligned core strategy (2014) and policy 31 of the broxtowe part 2 local plan (2019).

7. No above ground works shall be carried out until a landscaping scheme has been submitted to and approved by the local planning authority. This scheme shall include the following details:

- (a) trees, hedges and shrubs to be retained and measures for their protection during the course of development
- (b) numbers, types, sizes and positions of proposed trees and shrubs
- (c) proposed boundary treatments
- (d) proposed hard surfacing treatment
- (e) proposed lighting details
- (f) planting, seeding/turfing of other soft landscape areas

The approved scheme shall be carried out strictly in accordance with the agreed details.

Reason: limited details were submitted and to ensure that the

details are satisfactory in the interests of the appearance of the area and in accordance with the aims of policy 17 of the broxtowe part 2 local plan (2019) and policy 10 of the aligned core strategy (2014).

8. No part of the development hereby permitted shall be brought into use until dropped vehicular footway crossing/s are available for use on ilkeston road and oakland court.

Reason: in the interests of highway safety in accordance with the aims of policy 17 of the broxtowe part 2 local plan (2019) and policy 10 of the aligned core strategy (2014).

9. No part of the development hereby permitted shall be brought into use until the parking areas on oakland court are surfaced in a bound material with the parking bays clearly delineated in accordance with drawing number 12112-wms-zz-dr-a 109014 s8 p3. The parking areas shall be maintained in the bound material for the life of the development and shall not be used for any purpose other than the parking of vehicles.

Reason: in the interests of highway safety in accordance with the aims of policy 17 of the broxtowe part 2 local plan (2019) and policy 10 of the aligned core strategy (2014).

10. The new driveway serving fishpond cottage shall not be brought into use until the visibility splays shown on drawing no. 12112-wms-zz-dr-a 109014 s8 p3 have been provided. The driveway shall be surfaced in hard bound material (not loose gravel) for a minimum of 5.5m behind the highway boundary and shall be maintained in such hard bound material for the lifetime of the development. The area within the visibility splays referred to in this condition shall thereafter be kept free of all obstructions, structures or hedges.

Reason: in the interests of highway safety in accordance with the aims of policy 17 of the broxtowe part 2 local plan (2019) and policy 10 of the aligned core strategy (2014).

11. No part of the development hereby permitted shall be brought into use until the access driveway on ilkeston road and parking areas on oakland court are constructed with provision to prevent the unregulated discharge of surface water from the driveway/parking/turning area(s) to the public highway. The provision to prevent the unregulated discharge of surface water to the public highway shall then be retained for the life of the development.

Reason: in the interests of highway safety in accordance with the aims of policy 17 of the broxtowe part 2 local plan (2019) and policy 10 of the aligned core strategy (2014).

12. No part of the development hereby permitted shall be brought

into use until the existing site access on ilkeston road that has been made redundant is permanently closed and the access crossing is reinstated as footway and full height kerbs.

Reason: in the interests of highway safety in accordance with the aims of policy 17 of the broxtowe part 2 local plan (2019) and policy 10 of the aligned core strategy (2014).

13. No new dwelling hereby approved shall be occupied until:

i) all the necessary remedial measures have been completed in accordance with the approved details, unless an alternative has first been approved in writing by the local planning authority; and

ii) it has been certified to the satisfaction of the local planning authority that the necessary remedial measures have been implemented in full and that they have rendered the site free from risk to human health from the contaminants identified.

Reason: in the interests of public health and safety and in accordance with policy 19 of the broxtowe part 2 local plan (2019).

14. The approved landscaping shall be carried out not later than the first planting season following the substantial completion of the development or occupation of the buildings, whichever is the sooner and any trees or plants which, within a period of 5 years, die, are removed or have become seriously damaged or diseased shall be replaced in the next planting season with ones of similar size and species to the satisfaction of the local planning authority, unless written consent has been obtained from the local planning authority for a variation.

Reason: to ensure the development presents a more pleasant appearance in the locality and in accordance with policy 17 of the broxtowe part 2 local plan (2019) and policy 10 of the aligned core strategy (2014).

#### Notes to applicant

1. The council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.
2. 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 0345 762 6848.

Further information is also available on the coal authority



website at:

[www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)

3. As this permission relates to the creation of a new unit(s), please contact the council's street naming and numbering team: [3015snn@broxtowe.gov.uk](mailto:3015snn@broxtowe.gov.uk) to ensure an address(es) is(are) created. This can take several weeks and it is advised to make contact as soon as possible after the development commences. A copy of the decision notice, elevations, internal plans and a block plan are required. For larger sites, a detailed site plan of the whole development will also be required.
4. Given the proximity of residential properties, it is advised that contractors limit noisy works to between 08.00 and 18.00 hours monday to friday, 08.00 and 13.00 hours on saturdays and no noisy works on sundays and bank holidays.
5. Burning of commercial waste is a prosecutable offence. It also causes unnecessary nuisance to those in the locality. All waste should be removed by an appropriately licensed carrier.
6. There is a confirmed bat roost within the existing building and as such the developer should first secure a european protected species mitigation licence (epsml) from natural england, which is a mandatory requirement, prior to any works being carried out on the existing building. Works to remove trees should also take place outside of the bird breeding season (march to september). Further information is available:  
<https://www.gov.uk/guidance/wild-birds-protection-surveys-and-licences>
7. Nottinghamshire wildlife trust advise that the survey results contained in the ecological impact assessment report, submitted as part of this application, are considered accurate for approximately two years, notwithstanding any considerable changes to the site conditions, and as such the developer would need to undertake updated surveys after the two-year period has elapsed.
8. The development makes it necessary to construct vehicular crossings on ilkeston road and oakland court over the verge and footway of the public highway. These works shall be constructed to the satisfaction of the highway authority. Works will be subject to a design check and site inspection for which a fee will apply. The application process can be found at:  
<http://www.nottinghamshire.gov.uk/transport/licences-permits/temporary-activities>

#### 4.5 APPLICATION NUMBER 21/00182/FUL

Construct two storey front and rear extensions, raise the ridge height inserting a hip roof to the existing/extended dwelling including a loft conversion and rear box dormer, insert a hip roof to the existing single storey side extension and external alterations.  
29 Rivergreen Crescent, Bramcote, Nottinghamshire, NG9 3ET

This application sought to construct a two storey front and rear extension and had been brought to the Committee at the request of Councillor D K Watts.

Members considered the late items for the application which included additional objections which raised concerns over the loss of privacy, the building height, the overpowering nature of the building.

Mrs S Atton (objecting) and Mr W Woods (applicant) addressed the Committee prior to the general debate.

Members debated the application and the following comments were amongst those noted:

- The proposal was over intensive for the surrounding area.
- There would be a loss of neighbour amenity.

**RESOLVED that the application be refused due to the height and scale of the proposed extensions would be out of keeping with the character of properties in the locality and have a negative impact on neighbour amenity. Accordingly, the proposed development would be contrary to the aims of Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policy 17 of the Part 2 Local Plan (2019).**

#### 4.6 APPLICATION NUMBER 21/00096/OUT

Outline application with all matters reserved to construct detached dwelling  
Land adjacent to 24 Princess Avenue, Beeston, Nottinghamshire, NG9 2DH

This application sought to construct a detached dwelling with all matters reserved and had been brought to the Committee at the request of L A Lally.

There were no late items or public speakers.

Members debated the application and the following comments were amongst those noted:

- The proposal was appropriate for the area.

**RESOLVED that planning permission be granted subject to the following conditions.**

1. **Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.**

**Reason: to comply with s92 of the town and country planning act 1990 as amended by s51 of the planning and compulsory purchase act 2004.**

- 2. The development hereby permitted shall be commenced before the expiration of two years from the date of approval of the last of the reserved matters to be approved.**

**Reason: to comply with s92 of the town and country planning act 1990 as amended by s51 of the planning and compulsory purchase act 2004.**

- 3. The outline permission relates to the 1:500 block plan received by the local planning authority on 2 april 2021.**

**Reason: for the avoidance of doubt.**

- 4. Before any development is commenced detailed drawings and particulars showing the following (the 'reserved matters') shall be submitted to and approved by the local planning authority:**

- A) the means of access and parking provision within the site;**
- B) the scale, layout and external appearance of the dwelling;**
- C) the means of access and parking provision within the site;**
- and**
- D) the landscaping treatment of the site.**

**The development shall be carried out strictly in accordance with the approved details.**

**Reason: the application was submitted in outline only and the development cannot proceed satisfactorily without the outstanding matters being agreed in advance of the development commencing in the interests of ensuring the details of the development are acceptable to the local planning authority.**

- 5. The detailed drawings and particulars required under condition 4(a) shall include the following details:**

- A) access width;**
- B) surfacing treatments;**
- C) visibility splays; and**
- D) drainage of parking areas**

**The development shall be carried out strictly in accordance with the approved details and provided prior to the first occupation of the proposed dwelling.**

**Reason: the application was submitted in outline only and to ensure that the details of the development are acceptable to the local planning authority. In the interests of highway safety and in accordance with the aims of policy 17 of the part 2 local plan (2019) and policies 10 and 14 of the broxtowe aligned core**

strategy (2014).

Notes to applicant

1. The council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.
2. Due to the proximity of the site to residential properties it is recommended that contractors limit noisy works to between 08.00 and 18.00 hours monday to friday, 08.00 and 13.00 hours on saturdays and no noisy works on sundays and bank holidays.
3. Burning waste on site is prohibited.
4. The future owners/occupiers of the proposed dwelling should sign up to the environment agency's flood warning direct service.
5. 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 0345 762 6848.

Further information is also available on the coal authority website

At: [www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)

5 INFORMATION ITEMS

5.1 DELEGATED DECISIONS

The delegated decisions were noted.