

Report of the Chief Executive

18/00865/FUL**CONSTRUCT 4 DWELLINGS COMPRISING 3 CONVERSIONS OF AGRICULTURAL BUILDINGS AND 1 CONVERSION AND EXTENSION OF AN AGRICULTURAL BUILDING TOGETHER WITH GARAGING AND VISITOR CAR PARKING SPACES
FIELD HOUSE FARM COSSALL ROAD TROWELL NOTTINGHAMSHIRE**

Councillor L Ball requested this application be determined by the Committee.

1 Details of the Application

- 1.1 This application seeks permission to create 4 dwellings through the conversion of 3 existing agricultural units and the conversion and extension of a further agricultural building. As part of this application a detached residential garage will be constructed for use in accordance with one of the proposed units and visitor car parking spaces will also be provided.
- 1.2 The make-up of the 4 proposed units includes 3 units with 3 bedrooms and 1 unit with 2 bedrooms. The proposed units labelled House 2, House 3 and House 5 will largely follow the existing footprint of the respective barns with various alterations to elevations proposed notably to create additional openings to enable their conversion to residential dwellings. A small extension is proposed on House 2 to create a porch. The porch will adjoin the south side elevation, projecting out 1.885m with a depth of 2.615m. It will have a dual pitched roof with a ridge height of 4.05m and height to eaves of 2.4m. Similarly a small extension is proposed on the south side elevation of House 5 to create a porch. This will project out 1.182m, with a depth of 2.611m and will have a flat roof with a height of 2.5m. Alterations are also proposed to the roof of both the east and west wing of this existing building.
- 1.3 House 4 will include an extension to the south elevation with a width of 4.332m and a depth running the full length of the existing building (18.453m). The proposed extension will have a ridge height of 4.75m and height to eaves of 2.645m. There is also a proposed extension to the north elevation to create a garage for House 4 which will project out 5.275m, with a ridge height of 4.525m and height to eaves 2.555m. A detached garage is proposed to the east of the site, to be associated with House 2. The garage will have dimensions of 9m by 6.675m with a ridge height of 4.6m and height to eaves of 2.555m.
- 1.4 As part of the proposal a number of existing steel framed agricultural buildings will be demolished, none of which are original to the site. No alterations to the farm house are proposed as part of this application.
- 1.5 Following the submission of the original proposal a number of discussions have taken place with the applicant to achieve a scheme that is considered acceptable. The original scheme proposed to demolish the farm house and replace it with a new dwelling. The applicant has withdrawn this part of the proposal and has

made a number of alterations to the design of the proposed conversions in line with comments made by the Conservation Adviser.

2 Site and Surroundings

2.1 The proposed application site is positioned to the north of the village of Trowell and accessed from Cossall Road, being located on the east side of the road. The application site is set within the Nottinghamshire Green Belt. There is a single residential unit neighbouring the site to the south, with the remainder of the site being surrounded by open countryside and agricultural fields.

2.2 The application site is currently in agricultural use and consists of the farm house, a range of traditional brick built agricultural buildings and a number of more modern steel framed agricultural buildings. The farm house is a building of local interest which is a non-designated heritage asset. The principal reason for its interest is the historic nature of the building, highlighted by its inclusion on George Sanderson's 1835 map of 'The country 20 miles around Mansfield'.



Farm house.



Existing access to the site facing towards Cossall Road.



Access from Cossall Road towards site.



View north along Cossall Road from site access.



Front elevation of barn to be House 2.



Rear elevation of barn to be House 2.



Front elevation of barn to be House 3.



Barn to be House 4 including parts of building to be demolished.



Front elevation of barn to be House 5.



Side elevation of barn to be House 5.



Rear elevation of barn to be House 5.



Dutch barn to be demolished. Garage for House 2 to be built in this position.

3 Relevant Planning History

- 3.1 In 1974 planning application 74/00285/FUL was refused permission to convert the detached dwellinghouse into two dwellings on the grounds that it would be inappropriate development in the Green Belt.
- 3.2 In 1989, planning application 89/00019/FUL was refused permission to construct a new dwelling due to the position of the site within the Nottinghamshire Green Belt. Furthermore the reason for refusal stated that the development would consolidate an isolated group of dwellings.
- 3.3 In 1990, planning application 90/00520/FUL was refused permission to construct an extension to the farm house to form a granny flat. The application was refused on the grounds that it would be inappropriate development in the Green Belt. The applicant appealed the decision and this appeal was dismissed by the Inspector.

4 Policy Context

4.1 **National policy**

- 4.1.1 The National Planning Policy Framework (NPPF) February 2019, outlines a presumption in favour of sustainable development, that planning should be planned, decisions should be approached in a positive and creative way and high quality design should be sought.
- 4.1.2 Section 13 of the NPPF sets out criteria to ensure the protection of Green Belt land. Paragraph 143 states that inappropriate development is by definition harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 145 states that a local planning authority should regard the construction of new dwellings as inappropriate, although states that there are a number of exceptions to this. Included within these exceptions is the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building and the limited infilling or

the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings) which would not have a greater impact on the openness of the Green Belt than the existing development. Paragraph 146 identifies other forms of development that are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. Included within this criteria is the re-use of buildings provided that the buildings are of permanent and substantial construction and materials changes in the use of land.

4.2 Broxtowe Aligned Core Strategy

4.2.1 The Council adopted the Core Strategy (CS) on 17 September 2014.

4.2.2 'Policy A: Presumption in Favour of Sustainable Development' reflects the presumption in favour of sustainable development contained in the NPPF. Applications which accord with the Local Plan will be approved without delay unless material considerations indicate otherwise.

4.2.3 Policy 8 'Housing Mix and Choice' sets out the approach to ensuring that new housing development includes an appropriate mix of housing types, sizes and tenures.

4.2.4 Policy 10 'Design and Enhancing Local Identity' states that all new developments should make a positive contribution, reinforce local characteristics and reduce the dominance of the motor vehicle. Developments will be assessed having regard to plot sizes and layouts, massing, scale and proportions and materials, architectural style and detailing.

4.2.5 Policy 11 'The Historic Environment' states that proposals and initiatives will be supported where the historic environment and their heritage assets are conserved and/or enhanced in line with their interest and significance.

4.3 Saved Policies of the Broxtowe Local Plan

4.3.1 The Part 2 Local Plan has recently been examined. Until adoption, Appendix E of the Core Strategy confirms which Local Plan policies are saved. Relevant saved policies are as follows:

4.3.2 Local Plan Policy E8: Development in the Green Belt states that planning permission will not be permitted in the Green Belt except where it constitutes appropriate development.

4.3.3 Local Plan Policy H7 'Land not allocated for housing purposes' states that small scale residential development within existing built-up areas will be permitted providing the residents of the new dwelling would have a satisfactory degree of privacy and amenity, that satisfactory arrangements can be made for access and parking and that the development would not result in an undesirable change in the character or appearance of the area. The development should not prejudice the potential for future development of a larger area and the development should not have an unacceptable effect on the privacy and amenity of the occupiers of nearby properties.

4.3.4 Local Plan Policy T11 states that planning permission will be granted for new development where appropriate provision is made for vehicle parking and servicing.

4.4 **Part 2 Local Plan (Draft)**

4.4.1 The Part 2 Local Plan includes site allocations and specific development management policies. The draft plan has recently been examined, with the Inspector's report awaited. The representations on the plan included 10 representations in relation to Policy 8, 12 representations in relation to Policy 15, 11 representations in relation to Policy 17 and 11 representations in relation to Policy 23. The Inspector issued a 'Post Hearing Advice Note' on 15 March 2019. This note did not include a request that further modifications be undertaken to Policies 17 and 23. Whilst this is not the inspector's final report, and the examination into the Local Plan has not been concluded, it does mean Policy 17 and Policy 23 can now be afforded moderate weight. The Inspector's note did request various amendments to Policies 8 and 15 and therefore these policies can only be afforded limited weight at the current time.

4.4.2 Policy 8: 'Development in the Green Belt' states that applications for development in the Green Belt will be determined in accordance with the NPPF.

4.4.3 Policy 15 'Housing Size, Mix and Choice' states housing should provide an appropriate mix of house size, type, tenure and density to ensure that the needs of the residents of all parts of the borough are met.

4.4.4 Policy 17 'Place-making, Design and Amenity' refers to ensuring a satisfactory degree of amenity for occupiers of the new development and neighbouring properties.

4.4.5 Policy 23 'Policies affecting designated and non-designated heritage assets' states that proposals will be supported where heritage assets and their settings are conserved or enhanced in line with their significance.

4.5 Trowell Design Guide

4.5.1 The Trowell Parish Design Statement 2006 states that all new developments including infill, extensions, modifications and street furniture should draw their architectural concepts and choice of materials from those common to the parish, with particular importance being attached to examples in surrounding buildings and landscape features. New buildings and extensions should also reflect the variations in form, mass, scale and styles of their surrounding areas.

5 Consultations

5.1 The Conservation Adviser provided initial comments on this proposal raising a number of concerns on heritage grounds in respect of the detailed design. Since these comments were provided a number of discussions have taken place with the applicants and amended plans provided to address these concerns. Based on the plans most recently submitted the Conservation Adviser has no objections on

Conservation grounds subject to a number of conditions being imposed requiring further large scale details of openings, roof lights, surface treatments, boundary treatments, materials and rain water goods.

- 5.2 The Nottinghamshire Wildlife Trust has provided comments on Bat and Barn Owl surveys provided by the applicant. They have accepted the findings of the report and therefore it is appropriate to condition that any development is carried out in accordance with the recommendations of the report.
- 5.3 The Tree Officer has not raised any objections with regards to the proposed trees being removed on the site. He notes that none of the trees on the site are TPO protected and it is not within a Conservation Area, so there is no contravention of TPO or Conservation Area Protection.
- 5.4 The Coal Authority has raised no objection to the proposal subject to a condition being applied to any permission granted to undertake an appropriate scheme of intrusive site investigations, the submission of a report of findings arising from intrusive site investigations, the submission of a scheme of remedial works for approval and the implementation of those remedial works.
- 5.5 Severn Trent has been consulted regarding sewerage and has recommended a condition be imposed on any permission granted to request drainage plans for the disposal of surface and foul sewerage prior to the commencement of development.
- 5.6 The Highways Authority has not raised any objection to the proposal.
- 5.7 The Waste and Recycling Officer has provided comments in relation to the bins required at the site and has advised the applicant of the type of vehicle that will need to access the site.
- 5.8 Nottinghamshire County Council has been consulted on this proposal and as the development is for less than 10 dwellings they have no comments to make.
- 5.9 The Environmental Health Officer has raised no objections subject to conditions requiring further information be submitted relating to contaminated land investigations prior to development.
- 5.10 One neighbouring property has been consulted in respect of this application and a site notice was posted at the site on 8 January 2019. One response has been received from the public objecting to the proposal. The grounds for these objections can be summarised as follows:
- Traffic generation
 - Loss of privacy
 - Loss of wildlife
 - Noise, smell and disturbance from the building works.
- 5.11 Trowell Parish Council raised no objection to the proposal although they have identified a number of items they would like to be taken into consideration:
- The use of Green Belt land

- Vehicular access arrangements
- The buildings should be in keeping with and sympathetic to properties on Cossall Road
- Construction materials should meet with all controls laid down by the Local Planning Authority
- If the entrance to the site is to be gated the gates used should be in line with all conditions laid down by the Local Planning Authority.

6 Appraisal

6.1 The main considerations for this proposal are whether or not it is appropriate development in the Green Belt, the design and appearance of the proposal including its impact on a non-designated heritage asset, the amenity of future occupiers of the site and the impact on amenity of the neighbouring property, and the impact on highways safety.

6.2 The Green Belt

6.2.1 The principle of the conversion of the agricultural buildings is supported by Paragraph 146 of the NPPF which identifies the re-use of buildings as being exempt from inappropriate development provided that the buildings are of permanent and substantial construction and that the development preserves the openness of the Green Belt and does not conflict with the purposes of including land within it. All of the buildings to be converted are of permanent and substantial construction with the conversions having no further impact on openness especially bearing in mind the number of buildings to be demolished as part of the proposal.

6.2.2 The proposed extension to the agricultural buildings to create House 4 is supported by Paragraph 145 of the NPPF which includes the extension of buildings as an exception to inappropriate development in the Green Belt provided that it does not result in disproportionate additions over and above the size of the existing building. A small extension is proposed to House 2 to create a porch, with a garage for House 2 proposed to replace the Dutch barn to the east of the site. A small extension and roof alterations are also proposed to House 5. The extensions to House 4 are the only significant extensions proposed to the agricultural buildings that fall outside the current footprint of the built form. When considered against the size of the original outbuildings to the farm house, all of which adjoin each other, the proposed additional development falls below the 50% limit as set out in Policy E8 of the Local Plan (2004). The creation of the gardens is considered to be acceptable in association with appropriate conversion works and provided permitted development rights are removed in order to prevent additional domestic buildings the open character of the Green Belt will be retained.

6.2.3 Overall the proposal satisfies the criteria as set out in Paragraphs 145 and 146 of the NPPF to be considered as acceptable on Green Belt policy grounds.

6.3 Design and Appearance

- 6.3.1 The proposal has largely been designed in a manner that respects the historical nature of the existing buildings both in terms of style and scale. A number of the more modern steel framed agricultural barns will be demolished as a result of the development, clearing the site of a lot of the visual clutter which accompanies its current lawful use as an agricultural site.
- 6.3.2 House 2 has the appearance of a former threshing barn with one large opening to each of the main elevations. The large opening to the front has already been bricked up, although it is still clearly identifiable, whilst the opening to the rear remains open. The number of openings on the front elevation has been kept to a minimum, ensuring an overly domestic appearance is not created. Where the larger of the openings have been created is where the building currently joins the more modern building that will be demolished with larger openings also having been included within the historically open archway. The new openings are generally of a consistent size and the plans clearly show the existing corbelling and arrow slit windows to be retained. Whilst the roof light on the front elevation is not ideal, it is accepted that it is required to offer light to the first floor rooms and it can be conditioned that this is a conservation roof light to ensure the character of the original building is preserved. The number of openings on the rear elevation has also been kept to a minimum with the larger openings having been contained to the original arch opening. Whilst the proposed porch adds a more domestic feature to the property it is acknowledged that this is a relatively minor addition and considering the number of buildings to be removed from the site this is considered to be acceptable. However, the details of the door should be conditioned to ensure it is of a robust nature and does not result in an overly domestic appearance.
- 6.3.3 The garage for House 2 will replace a large existing barn which itself is visually prominent. The proposed garage is of a relatively simple design and is of a size and scale that is not out of keeping with the character of the site. It is considered appropriate to condition the materials used in the construction of the garage including the bricks, tiles and doors to ensure it remains in keeping with the character of the area.
- 6.3.4 House 3 is a conversion of a robust 2 storey barn with a number of openings on the front elevation. On the front elevation the scheme will utilise the existing openings which is considered to be acceptable subject to a condition requesting further details on the fenestration. Additional openings are proposed on the rear elevation, which are of a consistent size and in keeping with the style of the original building. Again it is recommended to condition that conservation roof lights are used where they are proposed on this rear elevation.
- 6.3.5 The original barn for House 4 has been much altered and obscured by more modern additions which are proposed to be demolished. Whilst the proposed extension is a large addition to the existing barn the proposal to also remove a significant number of unsympathetic buildings to open this barn up on balance results in a visual gain. The number of openings on the outer elevation of the barn has been kept to a minimum to ensure the robust nature of the site is retained. The proposed garage to the north of House 4 is within an area currently covered

by large modern agricultural buildings. The proposed garage is significantly smaller and allows for the opening up of the internal courtyard within the site in a manner that would be more in keeping with its original appearance.

- 6.3.6 House 5 is a single storey barn situated adjacent to the farm house. The front elevation will have limited openings, utilising existing openings where possible. The limited openings on the existing front elevation reflect its subservient role to the farm house and this relationship is retained through the proposed alterations. Larger openings are proposed on the rear elevation, facing into the site which has less impact on its appearance in relation to the farm house. The alterations to the roof on the east and west wings of the barn enable additional floor space to be created without extending beyond the original footprint of the barn and this is therefore considered to be acceptable.
- 6.3.7 The site plan identifies how the respective plots will be divided. Whilst more information regarding the specific details of the boundary treatments to be used throughout the site is required it is considered appropriate to condition that this is provided prior to the commencement of development on the site.
- 6.3.8 Overall it is considered that the conversion and extension of the agricultural units adequately takes into account the historic nature of the site and the significance of the non-designated heritage asset. The proposed extensions are justified by the removal of a large number of unsympathetic modern agricultural buildings and they have been designed in a way that will not be out of keeping with the character of the original buildings.

6.4 Amenity

- 6.4.1 Objections have been raised on the grounds that the proposal will result in a loss of privacy and noise generation whilst works are undertaken. The Environmental Health Officer has recommended a condition requiring a management plan for the control of demolition and construction noise to protect the neighbouring residents from excessive operational impact. Furthermore the applicant will be advised by way of an informative note what the accepted considerate contractor operating times are and the Environmental Health department within the Council will be in a position to take action on any breaches of this. Taking these measures into account it is considered that whilst noise generated by development is inevitable this can be controlled to such an extent that it will not result in an unacceptable loss of amenity for any neighbouring residents.
- 6.4.2 In respect of neighbouring amenity the nearest neighbouring property is The Bungalow which is positioned to the south of the site. House 5 is approximately 9.2m from the boundary with The Bungalow with the proposed extension to House 4 coming to within approximately 12m of the boundary. Both House 4 and House 5 are proposed to be single storey dwellings and therefore only the ground floor openings will provide an outlook. It is generally accepted that ground floor openings will not result in a loss of privacy as any potential overlooking can be overcome by erecting a 2m high wall or fence which could be done without planning permission. It is noted that a substantial hedge already forms the north east boundary which provides a degree of privacy for the residents of The Bungalow. The proposed extension to House 4 will bring this building closer to the

existing neighbouring property; however, at 12m it is considered that a sufficient separation distance will exist to ensure it will not have an overbearing effect or result in a loss of light for this neighbouring property. Furthermore the height of the proposed extension is relatively limited, reducing any concerns of a potential overbearing impact.

- 6.4.3 The change of use of the site from agricultural use to a residential development will bring with it certain levels of noise associated with everyday residential use. However, the existing use is agricultural which brings with it its own potential for noise and it is not considered that noise from residential use would result in an unacceptable loss of amenity for the neighbouring property.
- 6.4.4 The proposed dwellings all provide a satisfactory amount of living space with an acceptable amount of natural light being available to the principal living spaces. The separation distance between House 3 and House 4 which are directly opposite each other is 20m which is considered an acceptable distance in terms of ensuring each dwelling will have an acceptable amount of privacy, with the distance between House 2 and House 4 exceeding this. Each of the units has an acceptable amount of outdoor amenity space which has sufficient levels of privacy and will be largely free from overlooking.
- 6.4.5 Overall it is considered that the proposal will not result in an unacceptable loss of amenity for any neighbouring property and that any future occupiers of the dwellings will have a satisfactory level of amenity.

6.5 Highways Safety

- 6.5.1 The proposed development will use the existing access which leads to the farm house and farm and The Bungalow. The area immediately adjoining the highway will be tarmacked with block paving being installed approximately 2.5m back from the highway. The road will be a private road off Cossall Road and will be laid with gravel beyond the block paving, which will start approximately 8m back from the highway.
- 6.5.2 The roads within the site are designed to enable the required emergency vehicles and refuse vehicles to access the site, turn around and exit the site in a forward facing gear. All of the units will have private parking for at least 2 vehicles, with two of the units also having garages. Furthermore designated visitor parking will be provided for at least 3 vehicles. The proposal therefore provides a satisfactory amount of parking and is in accordance with Policy T11 of the Local Plan (2004).
- 6.5.3 In terms of traffic generation the addition of 4 residential units will increase the flow of traffic into the site. However, the private road off Cossall Road is of a sufficient width to allow 2 vehicles to pass, therefore allowing for safe access and egress to the site. The existing access is used by the residents of 2 domestic dwellings and could be used by any number of agricultural vehicles were the farm buildings still being utilised for agricultural use. It is not considered that 4 additional residential units will result in an unacceptable level of traffic generation in comparison to the existing and potential use of the site.

6.6 Ecology

6.6.1 For proposals to convert traditional agricultural buildings such as this it is important to consider the ecological impacts of such works and the existing species that may inhabit the buildings. The applicant has submitted a Bat and Barn Owl Survey which has been reviewed by the Nottinghamshire Wildlife Trust. 3 species of bat have been identified on the site, with no evidence of Barn owls being recorded. The report sets out a number of findings and recommendations which The Wildlife Trust has commented that they are satisfied with. Therefore it is appropriate to condition that development is carried out in accordance with the recommendations of the report.

6.6.2 The Wildlife Trust recommended that to ensure the development could provide a net gain in biodiversity a condition is included that 1 additional bat box per property is installed within the fabric of the new and renovated buildings over and above the reported requirements as mitigation for identified roosts. The applicant amended their report to incorporate these measures and therefore the additional condition is not required.

7 Conclusion

7.1 Overall it is considered that the proposal represents appropriate development in the Green Belt, has achieved an acceptable standard of design that does not cause undue harm to the non-designated heritage asset within the site and does not result in an unacceptable loss of amenity or impact on highway safety. Therefore it is recommended that planning permission be granted for this proposal subject to conditions.

Recommendation

The Committee is asked to RESOLVE 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.**
- 2. The development hereby permitted shall be carried out in accordance with drawing numbers A100 H (1:200), A20 B (1:100), A30 C (1:100), A40 D (1:100), A50 C (1:100); received by the Local Planning Authority on 28 February 2019.**
- 3. Prior to the commencement of any above ground works to construct the scheme the materials to be used in the construction of the extensions to House 2, House 4, House 5 and the garage for House 2 shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed only in accordance with the approved details.**
- 4. Prior to the commencement of any above ground works to construct the approved scheme large scale details of all new windows, doors, roof lights, rain water goods, surface details and boundaries to be used for the subdivision of grounds shall be submitted to and approved in writing by the**

Local Planning Authority. The development shall be carried out only in accordance with the approved details.

- 5. No development hereby permitted shall take place until an appropriate scheme of intrusive site investigations has been undertaken to establish potential risks posed by historic coal mining, and a report of findings and proposed scheme of remedial works submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details.**
- 6. 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 by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.**
- 7. a) 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.**
b) 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.**
- 8. No part of the development hereby approved shall be commenced until details of appropriate gas prevention measures have been submitted to and approved in writing by the Local Planning Authority. No building to be completed pursuant to this permission shall be occupied or brought into use until:**
 - i) all appropriate 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.**
- 9. No part of the development hereby approved shall be commenced until a management plan for the control of demolition and construction noise and the prevention of fugitive dust is provided to and approved in writing by the Local Planning Authority.**

10. The development hereby approved shall be carried out in accordance with the findings and recommendations of the ecologist as detailed in the Bat Surveys and Barn Owl Survey Rev B, received by the Local Planning Authority on 20 February 2019.
11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, or any order revoking or re-enacting this order, no extensions, enlargements, alterations or the erection of new buildings, including outbuildings, shall be carried out on the site without the written permission of the Local Planning Authority by way of a planning application.
12. Prior to the first use of the site the visibility splays as detailed on drawing number FHF-BWB-GEN-XX-DR-TR-100 S2 P1 (1:1250) shall be cleared from a point of 1m above ground level so far as the land falls within the application site. Nothing shall be planted, erected or allowed to grow on the areas of land so formed that would obstruct the visibility, and the visibility shall be maintained free from obstruction for as long as the development hereby permitted remains in existence.

Reasons

1. 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. For the avoidance of doubt.
3. No such details were submitted and to ensure the satisfactory standard of external appearance in accordance with the aims of Policies 10 and 11 of the Broxtowe Aligned Core Strategy (2014) and Policies 17 and 23 of the Broxtowe Draft Part 2 Local Plan (2018).
4. No such details were submitted and to ensure the satisfactory standard of external appearance in accordance with the aims of Policies 10 and 11 of the Broxtowe Aligned Core Strategy (2014) and Policies 17 and 23 of the Broxtowe Draft Part 2 Local Plan (2018).
5. In the interest of public health and safety.
6. To ensure that the development is provided with a satisfactory means of drainage as well as reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution.
7. In the interest of public health and safety.
8. In the interest of public health and safety.
9. To protect the immediate residential properties from excessive operational impact.

10. In the interest of the protection of protected species identified at the site and to ensure that the proposed development could provide a net gain in biodiversity.
11. In the interests of retaining spacious plots where occupiers have a satisfactory degree of amenity and to ensure the buildings remain of a suitable size and scale which is appropriate within the Green Belt. This condition is in accordance with Policies E8 and H7 of the Broxtowe Local Plan (2004) and Policies 8 and 17 of the Broxtowe Draft Part 2 Local Plan (2018).
12. In the interest of highway safety.

Note to applicant

1. The Council has acted positively and proactively in the determination of this application by communicating with the agent throughout the course of the application.
2. Where development is proposed over areas of coal and past coal workings at shallow depth, The Coal Authority is of the opinion that applicants should consider wherever possible removing the remnant shallow coal. This will enable the land to be stabilised and treated by a more sustainable method; rather than by attempting to grout fill any voids and consequently unnecessarily sterilising the nation's asset. Prior extraction of surface coal requires an Incidental Coal Agreement from The Coal Authority. Further information can be found at: <https://www.gov.uk/get-a-licence-for-coal-mining>

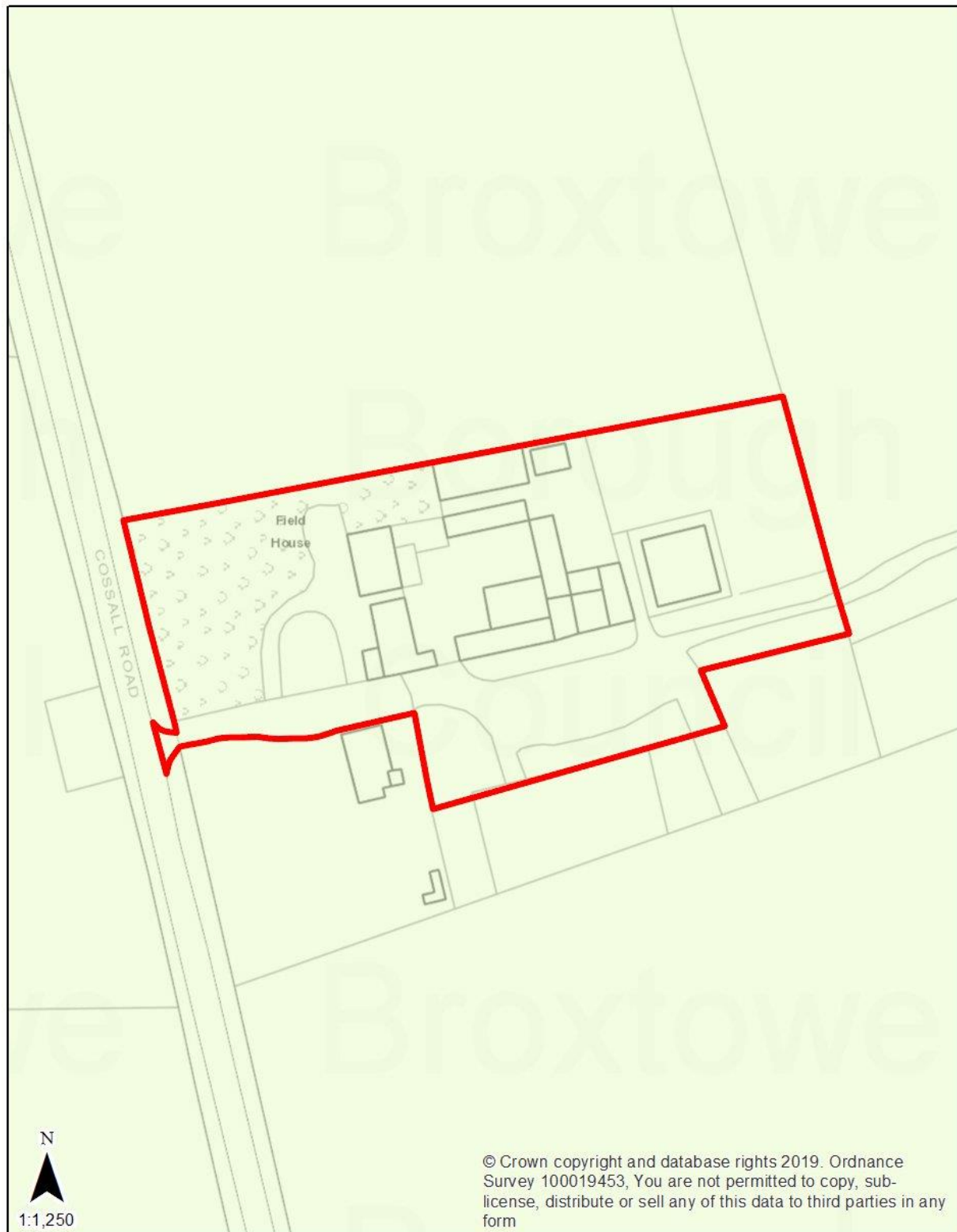
Under the Coal Industry Act 1994 any intrusive activities, including initial site investigation boreholes, and/or any subsequent treatment of coal mine workings/coal mine entries for ground stability purposes require the prior written permission of The Coal Authority, since such activities can have serious public health and safety implications. Failure to obtain permission will result in trespass, with the potential for court action. In the event that you are proposing to undertake such work in the Forest of Dean local authority area our permission may not be required; 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>

3. Severn Trent Water advise that although our statutory sewer records do not show any public sewers within the area you have specified, there may be sewers that have been recently adopted under The Transfer Of Sewer Regulations 2011. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent and you are advised to contact Severn Trent Water to discuss your proposals. Severn Trent will seek to assist you obtaining a solution which protects both the public sewer and the building.

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- 4. The developer will be required to purchase the first time provision of bins and notice on this will be served in due course. Each property will be allocated 1 x 240 litre bin for residual waste, 1 x 240 litre bin for recycling waste, 1 x 37 litre bag for glass. As the current arrangements are to drive up the farm road to access the bins from the properties currently on site this practice would continue.**
- 5. The Council's Environmental Health Department will require site of the Asbestos survey and documentation relating to its safe removal from site prior to commencement of demolition.**
- 6. The applicant is advised that the accepted considerate contractor operating times for demolition and construction works are between 07.30-18.00 hours Monday to Friday, 08.00-13.30 hours Saturday and at no times Sundays and Bank Holidays.**
- 7. No waste from the development shall be burnt on site at any time.**

Background papers
Application case file



Legend

-  Site
-  Green Belt (Local Plan)