

BROXTOWE BOROUGH COUNCIL**NOTICE OF DECISION****TOWN AND COUNTRY PLANNING ACT 1990**

Application submitted by:

Mr Nick Grace
GraceMachin Planning & Property
2 Hollowstone
The Lace Market
Nottingham
NG1 1JH

BROXTOWE BOROUGH COUNCIL having considered an OUTLINE application by or on behalf of

Applicant : **Mr and Mrs John and Anna Shipley**
File Reference : **23/00509/OUT**
Proposal : **Outline application for the construction of two dwellings with access (with some matters reserved)**
Site Address : **Land Adjacent 59 Mansfield Road Brinsley Nottinghamshire NG16 5AF**

as shown on the plans submitted with the application, which application and plans and any relevant correspondence are hereinafter referred to as "the application", HEREBY in pursuance of their powers under the above mentioned Act

GRANT OUTLINE PERMISSION

for the development in accordance with the application, subject to compliance with the Conditions imposed, and the subsequent approval of all matters referred to in the conditions, for the reasons set out below.

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 commenced before the expiration of two years from the date of approval of the last of the reserved matters to be approved.
3. Before any development is commenced detailed drawings and particulars showing the following shall be submitted to and approved by the Local Planning Authority:
 - a. Appearance
 - b. Landscaping
 - c. Layout
 - d. scale

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

4. This outline permission relates to the Site Location Plan, Proposed Site Plan Revision B, Highways Extent Plan, Topographical Survey, and Proposed Access Layout and Visibility Assessment received by the Local Planning Authority on 3 July 2023.
5. No dwelling hereby approved shall be first occupied until the access driveway is hard surfaced for the whole 5m width and 8m in length, in accordance with the drawing numbered F22059/01 Revision A.

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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. 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 application was submitted in outline only and no such details were provided and in accordance with the aims of Policy 10 of the Aligned Core Strategy (2014) and Policy 19 of the Part 2 Local Plan (2019).
4. For the avoidance of doubt.
5. To reduce the possibility of deleterious material being deposited on the public highway (loose stones etc) and to allow 2no. cars to pass side by side at the access point.

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Note 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 an area that has been defined by the Coal Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design which takes into account all the relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at:

www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

3. 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.
4. 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.
5. As this permission relates to the creation of a new unit, please contact the Council's Street Naming and Numbering team: 3015snn@broxtowe.gov.uk to ensure an address is 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.



Date: 14.12.2023

Authorised Officer

Attention is drawn to the notes enclosed