

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 1JQ

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

Applicant : **Mr R Maling, North Sands Developments Ltd**
File Reference : **22/00126/FUL**
Proposal : **Construct three detached dwellings**
Site Address : **88 Cow Lane Bramcote Nottinghamshire NG9 3BB**

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 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 carried out in accordance with drawings: GA372/07F, GA372/08D and GA372/16B received by the Local Planning Authority on 27 April 2022, 2110NS-COW-1 Rev C, GA372/06E, GA372/01/A, GA372/02B, GA372/03B, GA372/04A, GA372/05B, GA372/09C, GA372/10B, GA372/11B, GA372/12C, GA372/13B, GA372/15E and GA372/11 received by the Local Planning Authority on 14 February 2022.
3. The development shall be carried out in accordance with the Arboricultural Impact Assessment, Method Statement and Tree Protection Plan ref: RSE_4927_R2_V1_ARB document received under planning application 18/00337/FUL and received by the Local Planning Authority on 6 October 2021.
4. The development shall be carried out in accordance with the following documents approved under planning application 18/00337/FUL: Ecological Conditions Discharge Report July 2021 received by the Local Planning Authority on 13 September 2021 and RammSanderson Ecology document (additional information) received by the Local Planning Authority on 10 November 2021.
5. The development shall be carried out in accordance with the following document approved under planning application 18/00337/FUL: Badger Mitigation Survey ref: RSE_4927_03_V1 June 2021 received by the Local Planning Authority on 13 September 2021.

Continued . . .

6. No dwelling hereby approved shall be occupied until:

- The driveway has been constructed with a width no less than 5.25m. The driveway shall be finished in a hard bound material and shall be maintained in such for the lifetime of the development. The visibility splays shall be kept free of obstructions and structures for the lifetime of the development
- The widened vehicular crossing is available for use and has been constructed in accordance with the Highway Authority's specification
- The driveway has been constructed to prevent the unregulated discharge of surface water from the driveway to the public highway
- The bin storage area has been constructed and is available for use.

The above measures shall be retained for the life of the development.

7. The dwellings hereby approved shall be constructed with Northern Slate Haddon 'Dark Grey' for the roofs, Russwood Sila Select Siberian Larch Cladding for the cladding features and finished with Parex Monorex G10 White Light Render for the elevations. The materials must be constructed in accordance with the approved drawings as stated in condition 2.

8. The landscaping scheme shall be carried out in accordance with the approved scheme (ref: 2110NS-COW-1 Rev C) and within the first planting season following the completion of the last dwelling. 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.

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. To ensure the existing trees are not adversely affected and in accordance with the aims of Policy 17 of the Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).
4. To minimise the impact of the development on protected species within the site and to provide adequate mitigation in accordance with Policy 31 of the Part 2 Local Plan (2019) and Policy 17 of the Broxtowe Aligned Core Strategy (2014).
5. To minimise the impact of the development on protected species within the site and to provide adequate mitigation in accordance with Policy 31 of the Part 2 Local Plan (2019) and Policy 17 of the Broxtowe Aligned Core Strategy (2014).
6. In the interests of highway safety to mitigate the impact of the development on the highway network and in accordance with the aims of Policy 17 of the Part 2 Local Plan (2019) and Policy 14 of the Aligned Core Strategy (2014).
7. To ensure the dwellings reflect an acceptable appearance and in accordance with the aims of Policy 17 & 23 of the Part 2 Local Plan (2019) and Policy 10 & 11 of the Aligned Core Strategy (2014).
8. To ensure the scheme reflects an adequate appearance and in accordance with Policy 17 & 23 of the Part 2 Local Plan (2019) and Policy 10 & 11 of the Broxtowe Aligned Core Strategy (2014).

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 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

3. A telegraph pole will be required to be relocated at the applicant's expense.
4. The development makes it necessary to construct/improve a vehicular crossing over a footway of the public highway. These works should 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>



Authorised Officer

Date: 20 June 2022

Attention is drawn to the notes enclosed