

TOWN AND COUNTRY PLANNING ACT 1990

Town and Country Planning (General Permitted Development) (England) Order 2015
Town and Country Planning (Development Management Procedure) (England) Order 2015
Town and Country Planning (Control of Advertisements) (England) Regulations 2007
Town and Country Planning (Tree Preservation) England Regulations 2012
Planning (Listed Buildings and Conservation Areas Act 1990
Planning (Hazardous Substances) Act 1990
Planning and Compensation Act 1991

Approval Notice

Full Planning Application

Approval has been granted by Ashfield District Council for the development referred to below providing it is carried out in accordance with the application and plans submitted. The approval is subject to the conditions set out on the attached sheet.

Application Details

Planning Reference Number: **V/2026/0015**

Location of Development: **232 Nuncargate Road, Kirkby In Ashfield,
Nottinghamshire, NG17 9AE**

Description of Development: **Demolition of Existing Bungalow and Associated
Ancillary Structures, and The Construction of Two
Detached, 4 Bedroom Dwellings With Associated
External Works**

Applicant Name: **Mr Meanjit Purewal**

Date: **10/09/2026**

CONDITIONS:

1. The development hereby approved shall be begun before the expiration of 3 years from the date of this permission.
2. The materials and finishes to be used for the external elevations and roof of the dwellings shall match those shown and stated on the application form and hereby approved plans.
3. This permission shall be read in accordance with the following plans:
 - Existing site location plan, proposed block plan and proposed site plan (drawing number: A101, Revision: A) received 04/09/2026.
 - Existing block plan and site plan (drawing number: A100) received 12/01/2026.
 - Proposed street scene elevations and proposed site access and parking plan (drawing number: A102, Revision: A) received 04/09/2026.
 - Plot 1 floor plans and 3D views (drawing number: A101) received 04/09/2026.
 - Plot 1 elevations (drawing number: A102) received 04/09/2026.
 - Plot 2 floor plans and 3D views (drawing number: A201) received 12/01/2026.
 - Plot 2 elevations (drawing number: A202) received 12/01/2026.

The development shall thereafter be undertaken in accordance with these plans.

4. Prior to any construction above foundations level, a scheme of biodiversity enhancement shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include, as a minimum, the incorporation of integrated (inbuilt) features within the new building for roosting bats, bee and nesting swifts and the provision of hedgehog gaps in garden boundary fences. The enhancement scheme shall be implemented in accordance with the agreed details as construction proceeds and completed prior to the first occupation of the development.
5. No development shall take place past slab level until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping. All planting, seeding or turfing indicated on the approved landscaping scheme shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become

seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. As part of the scheme for soft landscaping details shall be submitted to the Local Planning Authority and approved in writing in relation to the type, number and standard of trees which are to be planted across the site.

6. The residential units ('units') hereby permitted shall be constructed as self-build dwellings within the definition of self-build and custom build housing in the Self-build and Custom Housebuilding Act 2015 (As Amended):
 - i. The first occupation of the units shall be by a person or persons who had primary input into the design and layout of the dwelling;
 - ii. The Council shall be notified in writing of the persons who intend to take up first occupation of the unit hereby permitted at least two months prior to first occupation.
7. Prior to the completion of the dwellings' second fix building works stage the driveways shall be surfaced in a bound material (not loose gravel) for a minimum distance of 6m from the highway boundary, shall be drained to prevent the unregulated discharge of surface water onto the public highway, and a new dropped vehicular footway/verge crossing and extension of the existing dropped vehicular footway/verge crossing shall be provided as detailed on Drawing Number A102, Revision A received 04/09/2026.
8. Prior to the commencement of the development hereby approved: A Phase I land contamination assessment (desk-study) shall be undertaken and approved in writing by the local planning authority. The land contamination assessment shall include a desk-study with details of the history of the site use including:
 - the likely presence of potentially hazardous materials and substances,
 - their likely nature, extent and scale,
 - whether or not they originated from the site,
 - a conceptual model of pollutant-receptor linkages,
 - an assessment of the potential risks to human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, ground waters and surface waters, ecological systems, archaeological sites and ancient monuments,
 - details of a site investigation strategy (if potential contamination is identified) to effectively characterise the site based on the relevant

information discovered by the desk study and justification for the use or not of appropriate guidance. The site investigation strategy shall, where necessary, include relevant soil, ground gas, surface and groundwater sampling/monitoring as identified by the desk-study strategy.

The site investigation shall be carried out by a competent person in accordance with the current U.K. requirements for sampling and analysis. A report of the site investigation shall be submitted to the local planning authority for approval.

2. Where the site investigation identifies unacceptable levels of contamination, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be submitted to and approved in writing by the local planning authority. The submitted scheme shall have regard to CLR 11 and other relevant current guidance. The approved scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria and site management procedures. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

9. Prior to the commencement of development, a comprehensive noise assessment must be undertaken, submitted and approved in writing by the Local Planning Authority. The assessment shall assess the site against the criteria contained within BS8233:2014, ProPG Guidance on Planning & Noise or any other relevant standards or guidance and shall be completed by a competent and suitably qualified acoustician.

10. Prior to the commencement of the development hereby approved, a Construction Management Plan (CMP) shall be submitted to and approved by the Local Planning Authority. The CMP shall provide details of, but not limited to, the following:

- a) Details to control noise, dust and vibration through both the demolition and construction phase of the development
- b) Proposed hours and days of working;

The development shall be carried out in accordance with the approved details for its entire construction phase.

REASONS:

1. To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended.

2. To ensure the satisfactory appearance of the development.
3. To define the terms of this permission and for the avoidance of doubt.
4. To reduce the impact of the development on habitats and species, and to provide ecological benefits.
5. To ensure the satisfactory overall appearance of the completed development, to help it assimilate into its surroundings, and to provide enhancements to biodiversity.
6. In order to comply with Regulation 8 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024 and the statutory biodiversity gain condition required by Schedule 7A to the Town and Country Planning Act 1990 (as amended).
7. To ensure appropriate access and parking arrangements are available, to reduce the possibility of deleterious material being deposited on the public highway (loose stones etc), to minimise the chance of highway flooding and severe icing, and in the interest of highway safety.
8. To protect future occupiers of the development from unacceptable land contamination risk.
9. In the interests of protecting the amenity of the occupiers of neighbouring properties.
10. In the interests of protecting the amenity of the occupiers of neighbouring properties.

INFORMATIVE

The applicant/developer is strongly advised to ensure compliance with all planning conditions, if any, attached to the decision. Failure to do so could result in LEGAL action being taken by the Ashfield District Council at an appropriate time, to ensure full compliance. If you require any guidance or clarification with regard to the terms of any planning conditions, then do not hesitate to contact the Development & Building Control Section of the Authority on Mansfield (01623 450000).

Ashfield District Council does not provide wheeled bins for household waste for new properties free of charge. Developers are expected to contribute all the costs of the waste and recycling infrastructure where the need arises directly from the development. This includes existing properties that are sub divided and require additional bin capacity. There are charges for the bin supply. Wheeled bins can be purchased from Ashfield District Council and advice can be provided on the appropriate number and size of bins to the type of new properties being built or created. When residents move on, the bins

remain for the next resident to use. Bins can be ordered by contacting Ashfield District Council's Waste team by email environment@ashfield.gov.uk or phone 0800 1830 8484.

A licence will be required to enable construction of the new vehicular crossing and extension of the existing access. Applications can be made here:

www.nottinghamshire.gov.uk/transport/roads/request-a-dropped-kerb

No removal of trees, buildings or structures shall take place between 1st March and 31st August inclusive unless a survey to assess the nesting bird activity on the site during this period and a scheme to protect the nesting birds has first been submitted to and approved in writing by the Local Planning Authority. No trees, buildings or structures shall be removed between 1st March and 31st August inclusive other than in accordance with the approved bird nesting protection scheme.

For further detail on the decision please see the Council's website <https://planning.ashfield.gov.uk/planning-applications> and search for the planning reference number.

REASONS FOR APPROVAL

The decision to grant permission has been taken having regard to the policies and proposals in the Ashfield Local plan Review (2002) and all relevant material considerations, including Supplementary Planning Guidance.

PROACTIVE WORKING

The processing of this application has been undertaken in accordance with the requirements of the National Planning Policy Framework 2024.



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PP. Theresa Hodgkinson
Chief Executive

IMPORTANT NOTES

It is your responsibility to make sure that where necessary approval under Building Regulations has been obtained before you start work. The approved plans for both Building Regulations and Planning Permission must be for the same development. You must make sure that any changes made to meet Building Regulations are sent to the Planning Department as well. In some cases you may need further planning approval. Please contact buildingcontrol@Erewash.gov.uk for more information regarding Building Regulations.

Where residential layouts are involved, a favourable planning decision does not necessarily imply that the infrastructure will be suitable for an adoption agreement under the Highways Act 1980.

Details of how to appeal against the conditions on this decision are given on the attached sheet.

Appeals to the Planning Inspectorate

You can appeal against this decision within the time given below. Appeals should be made to the *Planning Inspectorate in all cases. In respect of applications for:

- Planning Permission
- Details pursuant to an outline planning permission
- Removal or variation of a condition
- Discharge of condition
- Listed building consent
- Conservation area consent and
- Applications for the determination of prior approval of details.

You have 6 months from the date of the decision to appeal. However, In respect of householder applications you have 12 weeks from the date of decision to lodge an appeal.

*Planning Inspectorate
Temple Quay House
2 The Square
Temple Quay
Telephone: 0117 372 6372
Bristol
BS1 6PN

Email: enquiries.pins@gtnet.gov.uk

Website: <https://www.gov.uk/government/organisations/planning-inspectorate>

Notes for applicants who intend to carry out works that affect new or existing Highway and Public Open space:

It is strongly recommended that the applicant contact the Council 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 Council should be addressed to:-

***Nottinghamshire County Council
Highways Management (North)
Fountain Court
Bevercotes House
Sherwood Energy Village
Ollerton
Nottinghamshire
NG22 9FF***

***Telephone contact - 01623-520711
Email contact hdc.north@nottsccl.gov.uk***

Section 38 Agreement (Highways Act 1980)

The applicant should note that notwithstanding any planning permission that if any highway forming part of the development is to be adopted by the Council, 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 road works.

www.leics.gov.uk/htd

Advanced Payments Code (Highways Act 1980)

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 code applies both to roads/streets that are to remain private and those that are to be adopted. The developer should contact the Council 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 applicant contact the Council as early as possible to discuss this.

Diversions, 'stopping up' of public rights of way or highway (Section 247 & 257 of the Town & Country Planning Act 1990)

The proposed development may affect a public right of way. Following a grant of planning permission, the local planning authority may make an order to stop up or divert a footpath or bridleway if they are satisfied that it is necessary to enable development to be carried out in accordance with Planning Permission.

The granting of planning permission does not mean that public rights of way will automatically be diverted or stopped up. A separate application must be made to stop up or divert a footpath or bridleway following the granting of planning permission. The applicant will need to contact **Legal Services 01623-457323** to ascertain the legal steps required to be undertaken.

Any preliminary obstruction of or interference with the public rights of way concerned is not only an offence but may make it impossible for the local planning authority to proceed with the making of the Order.

Green Space & Sustainable Urban Drainage Systems (SUDS) schemes

It is important that the applicant contact the Council at an early stage when looking to introduce any Green Space areas and features or SUDS proposals into any future development sites, to agree long term maintenance issues and help eliminate future land ownership problems and concerns including boundaries, perimeters and public access points.

Correspondence with the Council for Green Space and SUDS enquiries should be addressed to:-

For public open/green space land transfer-

***Estates Manager
Telephone contact 01623-457277***

And for future maintenance-

***Service Lead – Waste & Environment
Telephone contact 01623-457873***

Notes for applicants who intend to carry out work which will include the demolition of a building of more than 50 cubic metres:

You will be required to serve a notice on the Authority under Section 80 of the Building Act 1984. The notice should be accompanied by a location plan. Upon receipt of the notice we will consult with the necessary bodies and, where appropriate, a consent to demolish will be issued (under Section 81 of the Act) together with conditions, which must be complied with when demolition is carried out. Please contact buildingcontrol@Erewash.gov.uk for more information regarding Building Regulations.

Notes for applicants who intend to carry out work to which the Building Regulations apply:

Now that your Planning permission has been granted, you will also need to consider applying for Building Regulation approval. The process should be straight-forward and is in simple terms a technical exercise to ensure that your project will comply with current national building standards. These are minimum standards that aim to ensure your health and safety (and other members of your household) is not compromised. Please contact buildingcontrol@Erewash.gov.uk for more information regarding Building Regulations.