

RECOMMENDED PLANNING CONDITIONS

1. The approved development is for the retention of the timber building shown on the Location Plan (Drawing 00157 NA ZZGF1100 Rev A) received by the County Planning Authority (CPA) on 25 September 2018, to be used as set out in the submitted application and supporting information, unless otherwise required by other conditions of this permission.

Reason For the avoidance of doubt as to the development permitted.

2. The timber building shall only be used a teaching space to support outdoor learning activity and school related storage as proposed in the application, and shall not be used as a dedicated teaching or nursery facility other than with the express permission of the CPA.

Reason For the avoidance of doubt as to the development permitted and to retain control over the future use of the building and related potential traffic and amenity impacts in consideration of Newark & Sherwood LDF Allocations and Development Management Development Plan Document 2013 Policy DM5 - Design.

3. After 12 months of the date of this permission and no later than 13 months of the date of this permission, the site shall be inspected by the school to determine the need to colour/stain or otherwise treat the external timber elevations of the building and a report submitted to the CPA for its approval in writing setting out the findings of this inspection. If the inspection determines that the external timber elevations need to be coloured/stained or otherwise treated, the report shall include details of the treatment proposed which, subject to first being agreed in writing by the CPA, shall be applied to the external timber to the written satisfaction of the CPA no later than 15 months of the date of this permission.

Reason In the interest of visual amenity in compliance with Newark & Sherwood LDF Allocations and Development Management Development Plan Document 2013 Policy DM9 – Protecting and Enhancing the Historic Environment, and to allow a reasonable time period for any treatment to be applied with minimal inconvenience to the operation of the school.

Informatives/notes to applicants

1. The development will require consent from Nottinghamshire County Council in its capacity as landlord. Further advice can be given by emailing corporate.property@nottscc.gov.uk
2. Attention is drawn to the current unsatisfactory arrangement where cars are parking in front of an emergency access gate which should be addressed by the school.
3. The school is advised that quieter outdoor activities should take place in the outdoor area between the school and The Forge.