

RECOMMENDED PLANNING CONDITIONS

1. The development hereby permitted shall be begun within 3 years from the date of this permission.

Reason: To comply with the requirements of Section 91 (as amended) of the Town and Country Planning Act 1990.

2. The County Planning Authority (CPA) shall be notified in writing of the date of commencement at least 7 days, but not more than 14 days, prior to the commencement of the development hereby permitted.

Reason: To assist with the monitoring of the conditions attached to the planning permission and for the avoidance of doubt.

3. Unless otherwise required pursuant to conditions of this permission, the development hereby permitted shall be carried out in accordance with the submitted application as amended, documents and recommendations of reports, and the following plans:

- (a) Location Plan (Drawing 29286-ARC-ZZ-??-DR-B-1000 Rev P01 received by the CPA on 2 June 2020.

- (b) Site Plan/Fencing Plan (Drawing 29286-ARC-ZZ-XX-DR-B-1001 Rev P02 received by the CPA on 13 July 2020.

Reason: For the avoidance of doubt as to the development that is permitted.

4. The approved nurture unit shall only be used for purposes ancillary to Woodland View Primary School (and by children on the school roll), and shall expressly not be occupied as a separate planning unit other than with the prior written consent of the CPA.

Reason: For the avoidance of doubt as to the development that is permitted and to control use of the building and curtilage which could otherwise give rise to detrimental impacts to highway safety and residential amenity.

5. The vehicular access between 49-51 Barker Street shall not be used as a means of vehicular access to the existing school site.

Reason: For the avoidance of doubt as to the development that is permitted.

Informatives/notes to applicants

1. NCC Countryside Access advises that:
 - Sutton in Ashfield Public footpath 85 should remain open, unobstructed and be kept on its legal alignment at all times;
 - Vehicles should not be parked on the Right of Way or materials unloaded or stored on the right of way so as to obstruct the path;
 - There should be no disturbance to the surface of the footpath without prior authorisation the Rights of Way team;
 - The existing boundary hedge/tree line directly bordering the boundary is the responsibility of the current owner/occupier of the land. On the assumption that this boundary is to be retained it should be made clear to all new property owners that they are responsible for the maintenance of that boundary, including the hedge/tree line ensuing that it is cut back so as not to interfere with the Right of Way.

2. With reference to Condition 5, the bungalow subject of this application may be accessed by vehicular traffic between 49-51 Barker Street, although the applicant is advised that this grant of planning permission does not override any rights of access which may be needed.