



Rushcliffe  
Borough Council

RUSHCLIFFE BOROUGH COUNCIL  
Rushcliffe Arena, Rugby Road, West Bridgford, Nottingham, NG2 7YG

# NOTICE OF PLANNING PERMISSION

TOWN & COUNTRY PLANNING ACT 1990

Ms Claire Pegg - Langar Cum Barnstone Parish Council  
c/o Mr Clive Welham  
52 Normanton Lane  
Keyworth  
NG12 5HA

**REFERENCE NO :** 19/02496/FUL  
**APPLICANT :** Ms Claire Pegg - Langar Cum Barnstone Parish Council  
**DEVELOPMENT :** Demolition of existing Village Hall and construction of replacement Village Hall  
**LOCATION :** Langar Cum Barnstone Village Hall Main Road Barnstone Nottinghamshire NG13 9JP

RUSHCLIFFE BOROUGH COUNCIL having considered an application, which was validly submitted on 25 October 2019, for the above development hereby in pursuance of their powers under the above-mentioned Act,

## GRANT PLANNING PERMISSION

For the development as described in the application, subject to compliance with the following conditions:

1. **The development must be begun not later than the expiration of three years beginning with the date of this permission.**

**[To comply with Section 91 of the Town and Country Planning Act 1990, as amended by the Planning & Compulsory Purchase Act 2004].**

2. **The development hereby permitted shall be carried out strictly in accordance with the Design and Access Statement and the plans ref: LBC/100/01/-, LBC/100/02- & LBC/100/03- submitted with the application on the 24th October 2019.**

**[For the avoidance of doubt and to comply with Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].**

3. The materials specified in the application shall be used for the external walls and roof of the development hereby approved and no additional or alternative materials shall be used.

[To ensure the appearance of the development is satisfactory having regard to Policy 10 of the Rushcliffe Local Plan Part 1: Core Strategy and Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

4. The new building shall not be brought into use until the existing dropped kerb footway crossing has been extended to cover the full width of the proposed parking area, in accordance with details first submitted to and approved in writing by the Local Planning Authority.

[In the interest of highway safety: and to comply with Policy 1 (Sustainable Development) of the Local Plan Part 2: Land and Planning Policies].

5. The new building shall not be brought into use until the parking spaces have been provided and surfaced in a hard bound material, and which shall be drained to prevent the discharge of surface water from the driveway to the public highway. The bound material and the provision to prevent the discharge of surface water to the public highway shall be retained for the lifetime of the development.

[In the interest of highway safety: and to comply with Policy 1 (Sustainable Development) of the Local Plan Part 2: Land and Planning Policies].

6. The new building shall not be brought into use until the steps fronting the site have been removed and footway reinstated, and the pedestrian guardrail has been relocated in accordance with details first submitted to and approved in writing by the Local Planning Authority.

[In the interest of highway safety: and to comply with Policy 1 (Sustainable Development) of the Local Plan Part 2: Land and Planning Policies].

7. The new building shall not be brought into use until the cycle parking has been provided in accordance with the approved details.

[In the interest of highway safety: and to comply with Policy 1 (Sustainable Development) of the Local Plan Part 2: Land and Planning Policies].

8. Prior to the commencement of any on site works, a method statement detailing techniques for the control of noise, dust and vibration during demolition and construction shall be submitted to and approved by the Head of Environmental Health. The works shall be carried out in accordance with the approved method statement.

[To protect the amenities of the area and to comply with policy 1 (Sustainable Development) of Local Plan Part 2: Land and Planning Policies].

9. Before the use is commenced, the noise levels for any externally mounted plant or equipment, together with any internally mounted equipment which vents externally, shall be submitted to and approved by the Head of Environmental Health.

[To protect the amenities of the area and to comply with policy 1 (Sustainable Development) of Local Plan Part 2: Land and Planning Policies].

10. Before the use is commenced; full details of the proposed extract ventilation system for the cooking area shall be submitted to and approved by the Borough Council.

[To protect the amenities of the area and to comply with policy 1 (Sustainable Development) of Local Plan Part 2: Land and Planning Policies].

11. A sound insulation scheme and sound management plan to effectively reduce the transmission of noise from entertainment shall be submitted to and approved by the Head of Environmental Health. The approved scheme shall be installed prior to the use commencing.

[To protect the amenities of the area and to comply with policy 1 (Sustainable Development) of Local Plan Part 2: Land and Planning Policies].

12. Prior to the commencement of the new village hall development, an Ecological Construction Method Statement shall be submitted to and approved by the Local Planning Authority.

[This is pre-commencement to ensure adequate consideration of ecological matters and to comply with the requirements of the Wildlife and Countryside Act 1981, Policy 17 (Biodiversity) of the Local Plan Part 1: Core Strategy and to comply with policies 1 (Development Requirements) and 38 (Non-Designated Biodiversity Assets and the Wider Ecological Network) of the Local Plan Part 2: land and Planning Policies].

Note:-

Having regard to the above and having taken into account matters raised there are no other material considerations which are of significant weight in reaching a decision on this application.

#### **NOTES TO APPLICANT**

In order to carry out the off-site works required you will be undertaking work in the public highway which is land subject to the provisions of the Highways Act 1980 (as amended) and therefore land over which you have no control. Please contact the County Highway Authority for further details ([hdc.rushcliffe@nottsc.gov.uk](mailto:hdc.rushcliffe@nottsc.gov.uk)).

You are advised to ensure disturbance to neighbours is kept to a minimum during construction by restricting working hours to Monday to Friday 7.00am to 7.00pm, Saturday 8.00am to 5.00pm and by not working on Sundays or Bank Holidays. If you intend to work outside these hours you are requested to contact the Environmental Health Officer on 0115 9148322.

It is possible that the buildings and land currently on the site may contain asbestos. A planning condition is attached to deal with matters of potential contamination. If the development affects those parts of the buildings where ACM's have been found these materials should be removed (by a licensed asbestos removal contractor if asbestos insulation or asbestos insulation board [AIB] are present) before the construction phase begins. Certain types of work with or, disturbance of, asbestos have to be notified to the HSE/ local authority in whose area the development is situated before such work commences.

More information about asbestos in general, and the notification requirements can be found on the HSE website ([www.hse.gov.uk](http://www.hse.gov.uk)). Information about refurbishment and demolition surveys can be found in 'Asbestos: The survey guide', which can be freely downloaded at <http://www.hse.gov.uk/pubns/priced/hsg264.pdf>

In the event that any evidence of unexpected land contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must then be undertaken and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority.

- The use of external lighting (during construction and post construction) should be appropriate to avoid adverse impacts on bat populations, see [http://www.bats.org.uk/pages/bats\\_and\\_lighting.html](http://www.bats.org.uk/pages/bats_and_lighting.html) for advice and a wildlife sensitive lighting scheme should be developed and implemented.
- Permanent artificial bat boxes / bricks and wild bird nests (including Swallow/swift and sparrow cups / boxes and potentially barn owls) should be installed within buildings and on any retained trees.
- Any existing hedgerow / trees should be retained and enhanced, any hedge / trees removed should be replaced. Boundary verges should be retained and enhanced.
- Where possible new trees / hedges should be planted with native species (preferably of local provenance and including fruiting species). See <https://www.rushcliffe.gov.uk/conservation/treeshedgesandlandscaping/landscapingandtreeplanting/plantingonnewdevelopments/> for advice including the planting guides (but exclude Ash (*Fraxinus excelsior*))

Although the Council's Environmental Sustainability Officer is satisfied there are no evidence of bats within the building, however should bats be found during demolition of the existing building, you are reminded that it is an offence under the Countryside and Wildlife Act 1981 to interfere with bats or their roosts. You are advised to contact the Council's Environmental Sustainability Officer on 0115 914 8595 for further assistance.

Good practise construction methods should be adopted including:

- Advising all workers of the potential for protected species. If protected species are found during works, work should cease until a suitable qualified ecologist has been consulted.
- No works or storage of materials or vehicle movements should be carried out adjacent to sensitive areas, including ditches.
- All work impacting on vegetation or buildings used by nesting birds should avoid the active bird nesting season, if this is not possible a search of the impacted areas should be carried out by a suitably competent person for nests immediately prior to the commencement of works. If any nests are found work should not commence until a suitably qualified ecologist has been consulted.

- Best practice should be followed during building work to ensure trenches dug during works activities that are left open overnight should be left with a sloping end or ramp to allow animal that may fall in to escape. Also, any pipes over 200mm in diameter should be capped off at night to prevent animals entering. Materials such as netting and cutting tools should not be left in the works area where they might entangle or injure animals. No stockpiles of vegetation should be left overnight and if they are left then they should be dismantled by hand prior to removal. Night working should be avoided.
- Root protection zones should be established around retained trees / hedgerows so that storage of materials and vehicles, the movement of vehicles and works are not carried out within these zones.
- Pollution prevention measures should be adopted

Any site notice displayed for the purpose of this application may be removed following the issuing of this decision. The location of any notices displayed can be viewed on the Council's website at <http://planningon-line.rushcliffe.gov.uk>



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Authorised Officer on behalf of Rushcliffe Borough Council  
17th January 2020

When carrying out building works you are advised to use door types and locks conforming to British Standards, together with windows that are performance tested (i.e. to BS 7950 for ground floor and easily accessible windows in homes). You are also advised to consider installing a burglar alarm, as this is the most effective way of protecting against burglary. If you have not already made a Building Regulations application we would recommend that you check to see if one is required as soon as possible. Help and guidance can be obtained by ringing 0115 914 8459, or by looking at our web site at [www.rushcliffe.gov.uk/buildingcontrol](http://www.rushcliffe.gov.uk/buildingcontrol)