



Bassetlaw
DISTRICT COUNCIL
— North Nottinghamshire —

PLANNING APPLICATION IN East Drayton

Parish Clerk To East Drayton
Fulwood
Church Lane
East Drayton
Retford
DN22 0LH

Consultation Date: 2 September 2020
20/01034/CAT Planning Portal Ref: PP-08996950

Application No:

Grid Ref: E: 477633 N: 375241

Proposal: Works to Trees in a Conservation Area Consisting of the
Removal of Various Species

Trees proposed for removal to facilitate redevelopment
of the site which has an extant permission for the
erection of 5 dwellings.

Site Address: Blue Bell Inn And Land To The South East Low Street
East Drayton Nottinghamshire

Case Officer: Conrad Daniels **Call:** 01909 533259

PLANNING APPLICATION IN East Drayton

A planning application for development in or near your Parish has been received. You are invited to make comments on the planning application.

Application details, including plans and supporting information are available to view on our website. You can view the associated documents by using the following link:

<http://publicaccess.bassetlaw.gov.uk/online-applications/>

In making comments, the Parish Council may wish to refer to the guidance notes attached.

Please return your comments by: 23rd September 2020. to planning@bassetlaw.gov.uk

Yours faithfully

Development Team Manager

COMMENTING ON PLANNING APPLICATIONS

What are Planning Applications?

Permission is needed from the District Council for most building and engineering operations and often for the change of use of land and buildings. However, many minor works such as house extensions, garages and fences can be carried out without planning permission. These works are known as “permitted development”.

When permission is needed, a planning application must be made to the District Council. An application must include certain forms, plans and a planning fee.

Consultation with the Parish Council

Parish Council consultations are sent as soon as possible after receipt of a planning application. A period of 21 days is given for reply. Although this period appears short, it is important that it is complied with. The District Council has eight weeks to decide planning applications. If the application has to be reported to the Planning Committee (which only meets every three weeks), the time-scale for considering the proposal and replies to consultations can be very short.

If there are special reasons why it is not possible to reply to a particular application within the normal 21 days, the Planning Service will usually agree an extension. Any request should be confirmed in writing.

How should you reply?

Replies to consultations may be made either via the Consultee Section of our website ‘Public Access’, by letter or by email to planning@bassetlaw.gov.uk. The preferred method is via the Consultee Section of Public Access. The reply should represent the view of the Parish Council as a whole. The consultation is with the Parish Council as representatives of the local community. If they wish, individuals may comment separately.

If the Council object.....

The Planning Committee will take little notice of an objection without reasons. Reasons must relate to planning issues. Many factors can influence a planning decision. They include design, effect on neighbours and traffic. However, the most important considerations in deciding planning applications are the planning policies found in the Bassetlaw Core Strategy and Development Management Policies Development Plan and National Planning Policy. In general, decisions must follow the advice found in these documents, unless there are good reasons otherwise.

Some factors cannot influence the decision on a planning application. For example, the identity of an applicant is very rarely of any relevance. Likewise, detailed building problems are not the concern of the Planning Committee.

If you support the application

The Parish Council may wish to give reasons for their support. Otherwise, objections from other parties may go unchallenged.

If you are neither for nor against.....

Still reply giving any information the Parish Council feel may be helpful.

Amended Plans

If the application is significantly, changed while it is being considered, the Parish Council will be re-consulted.

Decisions - A copy of the decision notice will be made available on the Public Access pages of our website at www.bassetlaw.gov.uk