



Forest of Dean
— DISTRICT COUNCIL —

Town and Country Planning Act, 1990 (As Amended)

To: Ms J A Booth
C/o Mr M Pennell
34 Forest Patch
Berry Hill
Coleford
Gloucestershire
GL16 8RB

PLANNING REFERENCE NUMBER AND
DATE OF APPLICATION
P1172/12/FUL
13/09/2012

In accordance with their powers under the above Act and Regulations, the Council
as a Local Planning Authority grant

FULL PERMISSION

to the development described below in accordance with the submitted application
and its accompanying plan(s), but subject to the conditions stated

Description of Development

Change of Use of barn to leisure use, provision of an amenity block and the erection of 2 Yurts.

Address

The Bungalow The Barn Blackthorns Farm
English Bicknor Parish

CONDITIONS ATTACHED TO PERMISSION AND THE REASONS FOR THEM:-

01. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
02. The development hereby permitted shall be carried out in accordance with the approved plans listed in the table below.

Reason: For the avoidance of doubt and in the interests of proper planning.
03. The small scale bio diversity enhancement scheme, 2 school type 2 bat box and 1 School sparrow terrace (as shown on plan revised 2012/4/2 received 25/09/13) shall be implemented as approved prior to the occupation of the dwelling and shall be maintained thereafter for bio diversity interest.

Dated: 11th October 2013

IMPORTANT – SEE NOTES OVERLEAF

NOTES

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice if you want to appeal against your local authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If this is a decision to refuse planning permission for a *householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- Or with any other decision, if you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.planningportal.gov.uk/pcs.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Other Information

- This permission relates to planning control only. Any other statutory consent necessary must be obtained from the appropriate authority. Building Regulations consent for the development may be necessary and you should approach the Building Control Section of the Council.
- Attention is drawn to the fact that any failure to adhere to the details of approved plans or to comply with conditions attached to permissions constitutes a contravention of the provisions of the Town and Country Planning Act 1990 in respect of which enforcement action may be taken.
- Development begun after three years from the date of this permission is unauthorised development in respect of which enforcement action may also be taken.
- *"Householder development" means development of an existing dwelling house, or development within the curtilage of such a dwelling house for any purpose incidental to the enjoyment of the dwelling house. It does not include a change of use or change to the number of dwellings in a building.*

Reason: To protect bio diversity in accordance with the National Planning Policy Framework (paragraph 118) and Policy CSP.1 and CSP.2 of the Core Strategy.

04. All site clearance and development works shall be implemented in accordance with the Forest of Deans "Precautionary Method of Working for Common Lizard, Slow Worm, Grass Snake and Adder".

Reason: To protect biodiversity in accordance with the National Planning Policy Framework paragraph 118 and CSP.1 of the Core Strategy.

05. No tree or shrub removal or clearance works 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 bird interest on the site have first been submitted to and approved in writing by the Local Planning authority and then implemented as approved.

Reason: To protect biodiversity in accordance with the National Planning Policy Framework (paragraph 118) and Policy CSP.1 of the Core Strategy.

06. The hard and soft landscaping hereby approved shall be carried out in all respects in accordance with the approved scheme and not later than the first planting season following the occupation of the first yurt hereby permitted. If at any time during the subsequent five years any tree, shrub or hedge forming part of the scheme shall for any reason die, be removed or felled it shall be replaced with another tree, shrub or hedge of the same species during the next planting season to the satisfaction of the Local Planning Authority.

Reason: In the interests of visual amenity and in accordance with Core Strategy Policy CSP.1.

07. The use shall not commence until the parking spaces, turning facilities and improvements to the access shown on the approved drawings have been constructed, laid out and provided ready for use. The land so provided shall not thereafter be used for any purpose other than for the parking, and turning of vehicles and cycles, and the access permanently maintained as approved. Parking for residents of the yurts shall be restricted solely to the vehicle spaces shown on the approved drawings.

Reason: To ensure satisfactory provision of off street parking and servicing facilities to serve the development, in the interests of road safety and the visual amenities of the area, and in accordance with Core Strategy Policies CSP.1 and CSP.4 and the National Planning Policy Framework.

08. The proposed holiday accommodation shall be used for holiday purposes only and shall not be used as any individuals main or sole dwelling. It shall not be occupied for a period exceeding 4 weeks for any single letting, and there shall be no return within 4 weeks by the same household. A register of all occupiers, detailing dates, names and usual addresses shall be maintained by

the owner and shall be kept up to date and available for inspection at all reasonable hours by officers of the Council.

Reason: The site is in an area where permission would not normally be granted for permanent residential accommodation and the Local Planning Authority wishes to retain control over the use, in the interests of amenity and in accordance with Core Strategy Policies CSP.1 and CSP.7.

09. The proposed holiday accommodation shall be ancillary to and retained in the same ownership as the dwellinghouse "The Bungalow, Blackthorns Farm'. There shall be no more than 2 yurts erected on the site at any one time, in accordance with the approved plans. The yurts shall be removed from the site during the months of December and January. When no longer in use for tourism the yurts, associated toilet block shall be permanently removed from the site.

Reason: The site is in an area where permission would not normally be granted for permanent residential accommodation and the Local Planning Authority wishes to retain control over the use, in the interests of amenity and in accordance with Core Strategy Policies CSP.1 and CSP.7.

10. There shall be no additional external lighting other than that hereby approved.

Reason: To protect biodiversity in accordance with the National Planning Policy Framework and Forest of Dean Core Strategy Policy CSP.1.

11. The woodburners used in the yurts shall be of a specification certified for the burning of wood in Smoke Control Areas.

Reason: In the interests of residential amenity and to accord with the National Planning Policy Framework and Policy CSP.1 of the Core Strategy.

12. The barn shall be used in conjunction with the leisure use of the site and for no other purpose.

Reason: In the interest of amenity and to accord with Policy CSP.1 of the Core Strategy.

This permission relates to the following plans:

| Drawing(s) Title | No.(s) | Received on: |
|------------------|------------|----------------|
| Location Plan | UNNUMBERED | 15 August 2012 |
| Proposed details | 2012/8/1 | 15 August 2012 |

Date: 11th October 2013

| | | |
|-------------------------------------|------------|-------------------|
| Proposed Elevations and Floor Plans | 2012/4/1 | 15 August 2012 |
| Proposed Elevations and Floor Plans | 2012/4/2 | 25 September 2013 |
| Proposed details | 2012/4/3 | 15 August 2012 |
| Site Layout | 2012/5/4 A | 4 January 2013 |

NOTE

1. In accordance with the requirements of the National Planning Policy Framework, the Local Planning Authority has sought to determine the application in a positive and proactive manner offering pre-application advice, made available detailed published guidance to assist the applicant and published to the council's website relevant information received during the consideration of the application thus enabling the applicant to be kept informed as to how the case was proceeding. In addition in order to secure sustainable development which will improve the economic, social and environmental conditions of the area negotiations have been undertaken ensuring that ecology issues have been addressed.
2. The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to The Coal Authority. It should also be noted that this site may lie within an area where a current licence exists for underground coal mining. Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Property specific summary information on coal mining can be obtained from the Coal Authority's Property Search Service on 08457 626848 or at www.groundstability.com
3. If a protected species (such as any dormouse, badger, reptile, or any nesting bird) are discovered using a feature on site that would be affected by the development or construction work all work at the locality should cease. A suitably qualified ecological consultant or Natural England should be contacted and the situation assessed before operations can proceed. this action is necessary to avoid possible prosecution and ensure compliance with the Wildlife and countryside Act 1981 (as amended), The Conservation of Habitats and Species Regulations 2010 and/or the Protection of Badgers Act 1992. this advice should be passed on to any persons/contractors carrying out the development.

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4. The public right of way shall not be obstructed or encroached upon, or the surface damaged or made dangerous during or after completion of the approved works.

P.M. Williams 
Group Manager - Planning & Housing

Date: 11th October 2013