

PLANNING PERMISSION

Name and address of applicant :

Travis Perkins
Lodge Way House
Lodge Way
Harlestone Road
Northampton
NN5 7UG

Name and address of agent (if any)

The John Parkhouse Partnership
The Manor House
Northampton Lane
Moulton
Northampton
NN3 7QS

Part I - Particulars of application

Date of application

Application No.

5.8.96

B96/0634

Particulars and location of development:

erection of sales and storage building in connection with the existing use of the site as a builders merchants, 167 Birmingham Road, Bromsgrove (as amended by plans received 18.10.96 and augmented by plan received 11.11.96)

Part II - Particulars of decision

The Bromsgrove District Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that **permission has been granted** for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:

1. The development must be begun not later than the expiration of five years beginning with the date of this permission.
2. Details of the form, colour and finish of the materials to be used externally on the walls and roofs shall be subject to the approval, in writing, of the local planning authority before any work on the site commences.
3. Details of the disposal of storm water and foul sewage shall be submitted to and approved in writing by the Local Planning Authority. The approved systems shall be operational before the building is first brought into use.
4. Any open storage of materials within 4 metres of the boundaries of the site shall not exceed a stack height of 2 metres. Any other open storage within the site shall not exceed 3.6 metres in height.
5. The existing trees/hedges/shrubs on the site shall be retained and shall not be felled, lopped or topped, or otherwise removed without the previous written consent of the local planning authority. Any trees/hedges/shrubs removed without such consent or dying or being severely damaged or becoming seriously diseased shall be replaced with trees/hedges/shrubs of such size and species as may be agreed in writing with the local planning authority.
6. The areas of landscaping shown in respect of each of the proposed phases of development shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.
7. Details of the highway boundary wall shall be submitted to and approved in writing by the Local Planning Authority prior to any work the subject of this permission first being carried out.
8. Before any other works hereby approved are commenced, the access into the application site shall be so constructed that there is clear visibility from a point 0.6m above the level of the adjoining carriageway at the centre of the access 2 metres from and parallel to the nearside edge of the adjoining carriageway over the entire length of the site frontage. Nothing shall be planted, erected and/or allowed to grow on the area of land so formed which would obstruct the visibility described above.

1. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78 of the Town and Country Planning Act 1990 within six months of the date of this notice (Appeals must be made on a form which is obtainable from the Department of the Environment, Tollgate House, Houlton Street, Bristol BS2 9DJ). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.
2. If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted, he may serve on the Council of the District in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

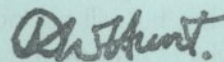
9. The change of use hereby permitted shall not commence until an area has been properly laid out, consolidated, surfaced, drained and the spaces demarked on the ground within the application site for the parking of 27 cars and the loading and unloading of commercial vehicles and for cars and commercial vehicles to turn so that they may enter and leave the application site in a forward gear. These shall thereafter be retained and kept available for those uses at all times.
10. The building shown as being demolished in respect of each phase of the redevelopment of the site shall be removed and that part of the site reinstated to the satisfaction of the Local Planning Authority within 8 weeks of the relevant phase first being brought into use or completed whichever is the sooner.

The reasons for the conditions are:

1. Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
2. In order to secure the satisfactory appearance of the development.
3. In order to secure satisfactory drainage conditions.
- 4 - 7. In order to protect the amenity of the area.
- 8 & 9. In order to secure safe traffic conditions.
10. In order to protect the amenity of the area.

Date: 11th November 1996

The Council House,
Arcot Lane,
Bromsgrove, B60 1AA.



District Planning & Technical Services Officer

RDG

Note: This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation.

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