

Town and Country Planning
Acts 1971 and 1972.

VALE ROYAL BOROUGH COUNCIL
Planning Department,
Over Hall,
Winsford,
Cheshire CW7 1ES.

TOWN AND COUNTRY PLANNING
GENERAL DEVELOPMENT ORDERS

To WRIGHT-MANLEY
6/8 WATERGATE ST
CHESTER

CH2 2LA

Particulars of Development:
DETACHED SINGLE STOREY
AGRICULTURAL DWELLING.

at PILLMOSS FARM, PILLMOSS LANE,
HIGHER WHITLEY
for F PACE

Grid Reference:
EAST --- 361100
NORTH --- 381310

In pursuance of their powers under the above Acts, the Council hereby PERMIT the above development to be carried out in accordance with the application and plans submitted by you in accordance with the General Developments Orders, subject to compliance with the conditions specified hereunder :-

1. Approval of details of the following matters (hereinafter called the reserved matters) shall be obtained from the local planning authority before any work forming the subject of those reserved matters is commenced on site:
 - (a) siting of the proposed building(s) and other structures
 - (b) design of the proposed building(s) and other structures
 - (c) external appearance of the proposed building(s) and other structures
 - (d) means of access to the proposed building(s) and other structures
 - (e) landscaping of the site

REASON: The application is for outline permission only.

2. Application for approval of the reserved matters shall be made to the local planning authority within three years of the date of this permission.

REASON: To comply with the provisions of Section 42 of the Town and Country Planning Act 1971.

Dated: 16/05/90

Signed:
Chief Planning Officer

DECISION NOTICE : 113

(NOTICE CONTINUED OVER PAGE)

3. The development hereby permitted shall be begun either within five years from the date of this permission, or within two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

REASON: To comply with the provisions of Section 42 of the Town and Country Planning Act 1971.

4. The proposed dwelling and the existing dwelling known as Pillmoss Farmhouse shall only be occupied by a person solely or mainly employed or last employed in the locality in agriculture as defined in Section 290(1) of the Town and Country Planning Act 1971 or in forestry or a dependent of such a person living with him or her or a widow or widower of such a person.

REASON: Permission has only been given because of the essential need for two dwellings on this farm holding.

5. Before the dwelling is occupied a vehicular turning area and parking space for two cars shall be provided within the site curtilage and shall thereafter be retained.

REASON: In the interests of highway safety

6. The existing quickthorn hedge fronting Pillmoss Lane and the site shall be reduced to and maintained at a height of no greater than one metre above the level of the Pillmoss Lane carriageway, for a distance to be agreed, each side of the access.

REASON: In the interests of highway safety.

7. The dwelling shall have a steeply pitched roof and be designed to reflect the rural character of the area.

REASON: To ensure the design is appropriate for a rural location.