

HISTORY

Application Ref. No. 91/E/105;



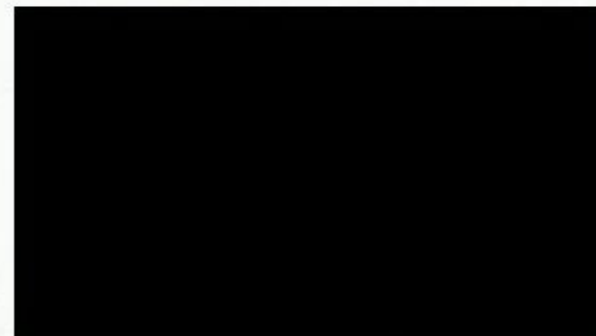
Tynedale
C O U N C I L

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988

TYNEDALE DISTRICT COUNCIL
(Local Planning Authority)

To: Angus Leybourne & Co. Ltd.,
Mount House Office,
Springwell,
Gateshead,

NE9 7YU;



IN PURSUANCE of their powers under the above mentioned Act the Tynedale District Council HEREBY PERMIT the carrying out of the following development:-

Revised plans - change of use of vacant farm buildings to 2 No. dwellings, alteration and extension to existing farmhouse and cottage, installation of septic tank, and 4 No. L.P.G. Tanks;

Newfield Farm, Minsteracres, Healey; as amended by plans received 11/4/91 (access) and 16/4/91 revised drawings).

as described in your application for planning permission received on 8 February 1991 and in the plans and drawings attached thereto, subject to compliance with the relevant byelaws and statutory provisions and with the following conditions:-

1. The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans and specifications approved by the Local Planning Authority.
2. The development hereby permitted must be commenced within five years from the date of this permission.
3. Before any development commences the applicant shall submit to and have approved by the Local Planning Authority a landscaping scheme for the site, including the planting of trees. Thereafter the said scheme, including tree planting, shall be carried out as agreed not later than the next planting season immediately following the commencement of any development and shall be maintained thereafter and replaced as may be necessary for a period of two years from the date of completion of the planting to the satisfaction of the Local Planning Authority.

(Additional Conditions attached)

The reasons for the imposition of the conditions specified above are:

1. To ensure that the development is carried out in accordance with the approved details.
2. To ensure that the development is commenced within a reasonable period of time from the date of this permission.
3. In the interests of visual amenity.

Dated this 7 May 1991

NOTE

Director of Planning

Failure to adhere to any details shown on the plans forming part of the application for which permission is hereby granted and/or failure to comply with any conditions attached to this permission may constitute a contravention of the provisions of the Town and Country Planning Act 1990 in respect of which enforcement action might be taken.

Your attention is drawn to the notes overleaf.

(P.T.O.)

Conditions (continued) 91/E/105

4. Details of all means of enclosure shall be submitted to and approved by the Local Planning Authority before work on the site is commenced.
5. Notwithstanding the plans submitted with the application, no development shall be commenced until technical detailed sectioned drawings at 1:50 scale have been submitted to and approved by the Local Planning Authority.
6. Notwithstanding the materials referred to in the application, no development shall be commenced until precise details of the materials to be used in the construction of the external walls and roofs of the building(s) have been submitted to and approved by the Local Planning Authority.
7. Notwithstanding the provision of the Town and Country Planning General Development Order 1988 (or any Order revoking or re-enacting that Order), the following works shall not be carried out to the dwelling hereby approved without prior permission of the Local Planning Authority.
 - a. The construction of any extension.
 - b. The enlargement of door and window openings or the creation of additional openings.
 - c. The re-roofing of the building in a different material to that approved by the Local Planning Authority.
8. The development shall not be commenced until the existing access to the primary route A68 has been widened on the north side to provide a minimum carriageway width of 6 metres over a length of 20 metres from the A68, with 6 metres turning radii (as shown on plan received 11/4/91) but made up in accordance with Type 6 of the Northumberland County Council specifications. That length of 20 metres shall be surfaced with bitmac or similar material.
9. The development shall not be commenced until the existing boundary wall to the north of the access has been set back to provide a 4.5 x 120 metre vision splay as shown on plan received 11/4/91 and thereafter no obstruction, planting or foliage exceeding a height of 0.6 metre shall be placed or allowed to remain within the vision splays.
10. The development shall not be commenced until the three passing places have been constructed along the access road as shown on plan received on 11/4/91.

Reasons

4. In the interests of the amenity of the area.
5. To achieve a satisfactory form of development.
6. To achieve a satisfactory form of development.
7. To enable the Local Planning Authority to consider the effects of such development:
 - a) In the interests of visual amenity of the area and to retain the character of the building.
 - b) To retain the character of the building.
 - c) To retain the character of the building.
- 8 - 10. In the interests of road safety.