

2/82/1525/D/BR

CONDITIONS:-

1. The development to which this application relates shall be begun not later than six months from the date of this permission.
2. The occupation of the dwelling shall be limited to persons solely or mainly employed or last employed full time in the locality in agriculture, as defined in Section 290(1) of the Town and Country Planning Act 1971 or in forestry, including any dependants of such a person residing with him/her or a widow or widower of such a person.
3. Before the commencement of the occupation of the land:-
  - a) the means of access shall be laid out and constructed to the satisfaction of the Borough Planning Authority with the gates, if any, set back not less than fifteen feet from the nearer edge of the existing carriageway of the highway and the side fences splayed at an angle of forty-five degrees, and
  - b) an adequate turning area, levelled, hardened and otherwise constructed to the satisfaction of the Borough Planning Authority shall be provided within the curtilage of the site to enable vehicles to be turned round so as to re-enter the highway in forward gear.
4. The use of the garage building hereby permitted shall be limited to purposes incidental to the needs and personal enjoyment of the occupants of the dwelling and shall at no time be used for business or commercial purposes.

REASONS:-

1. This application has been supported by grounds showing necessity for the development in the essential interest of agriculture or horticulture in this particular location. The proposal has been approved on these specific grounds and the applicant's good faith should be confirmed by the implementation of the proposal within the period stated.
2. The dwelling is required in connection with the agricultural use of the adjoining land and it is the policy of the Borough Planning Authority only to approve the erection of dwellings outside the village settlement in cases of special agricultural need.
3. In the interests of public safety.
4. The site is inappropriately located for business or commercial purposes and the use of the building for any other purposes would require further consideration by the Borough planning Authority.