

I, **Maurice Stuart Howes** of Barnhill Court Farm, Bagpath, Kingscote, Tetbury, GL8 8YQ solemnly and sincerely declare as follows:-

1. I am a joint registered owner of the property at Berrows, Wotton Road, Rangeworthy, Bristol, South Gloucestershire as shown edged red on the attached plan (MSH1) being part of Land Registry AV207357.
2. The property was granted planning consent for "Conversion of existing agricultural building to form 1 no. dwelling and associated works" under planning reference PT07/2160/F. The consent was extended under planning reference PT10/1069/EXT (MSH2) on 29th June 2010. The consent was subject to 8 conditions including Condition 1 (to begin works prior to the expiry of three years from that date) and condition 4 being a pre-commencement condition.
3. Written confirmation from South Gloucestershire Council (MSH3) confirmed discharge of planning condition 4 on 15th May 2013.
4. In early June 2013, I instructed Keith Browning to commence building works at the site. The initial works were to form the lounge window of the north west elevation in accordance with approved plan 541/06/03/A. Keith Browning confirms this instruction in writing (MSH4).
5. The work is shown edged red on the attached plan and photograph (MSH5).
6. In accordance with Building Control requirements, the site was inspected by Approved Inspector, Terry Griffin of Building Control Partnership as confirmed in writing by Eric Golding (Architect) to the owner (MSH6)
7. On 20th June 2013, Building Control Partnership served notice under their reference BCP/13/06580 on South Gloucestershire Council confirming that the works had been undertaken (MSH7).
8. Recognition of this being validated is displayed publically on the South Gloucestershire Council website (MSH8) and confirmation by letters dated 24th June 2013 (MSH9 & MSH10) under South Gloucestershire Council reference BT13/00929/IN.
9. The works that I undertook were substantial and represented commencement of building works at 20th June 2013.
10. The conversion works were therefore begun before 29th June 2013 in satisfaction of planning condition 1 of PT10/1069/EXT.

I make this Declaration solemnly and sincerely believing the same to be true and by virtue of the Statutory Declarations Act 1835.

Declared at

15, High Street, Wotton-under-Edge

In the county of

Gloucestershire

This day of

7th June

2022

M. S. Howes.

Made before me

S. Naile .

Solicitor

SIMON JAMES VALLÉ

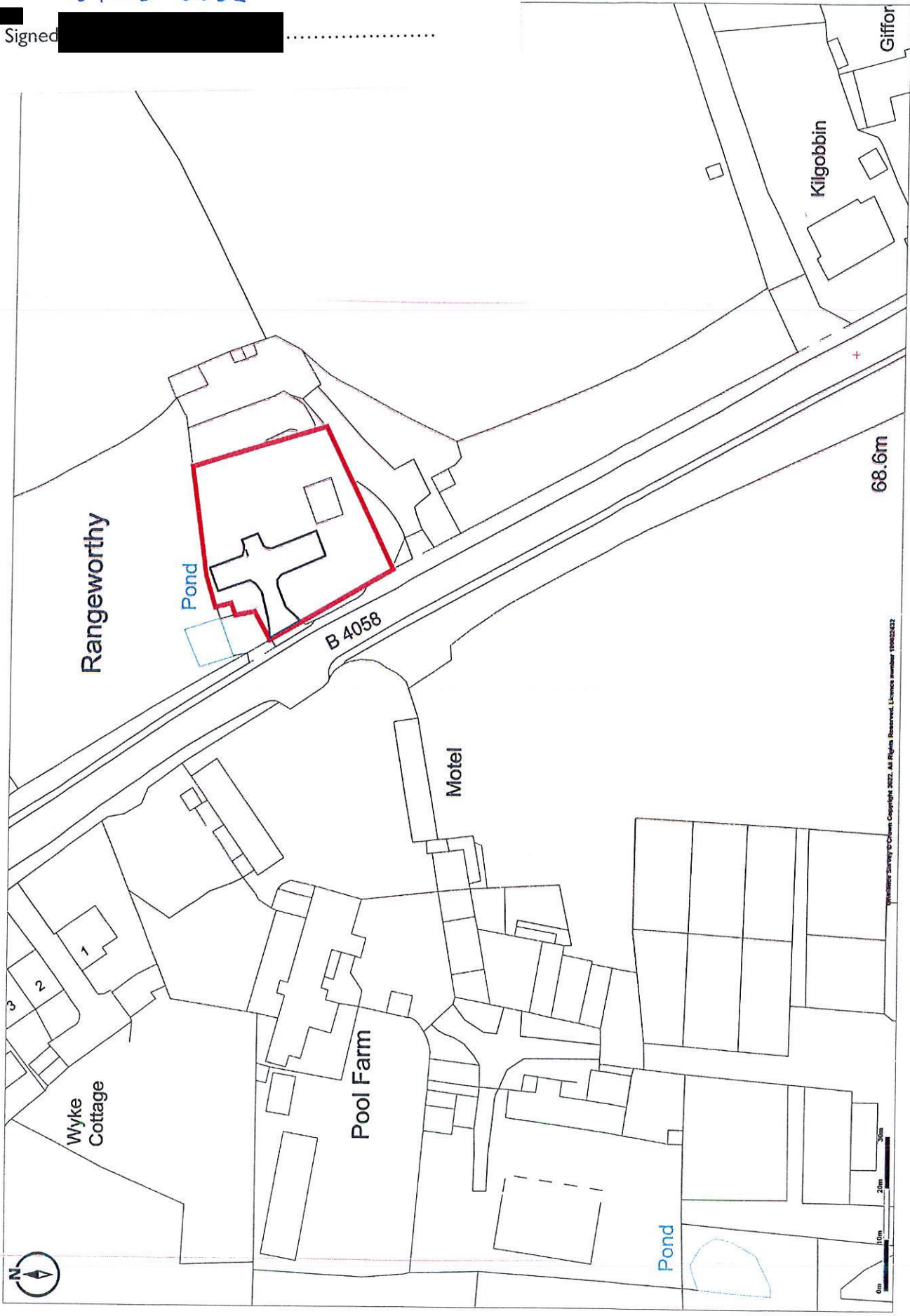
SOLICITOR.

This is the exhibit referred to as MSHI in the Statutory Declaration of Maurice Stuart Howes

dated 07-6-2022

2022

Signed [Redacted Signature]



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LANDMARK INFORMATION

**TOWN AND COUNTRY PLANNING ACT 1990
PERMISSION FOR DEVELOPMENT**

Goldings
High Gables
Daglingworth
Cirencester
GL7 7AE

APP REF: PT10/1069/EXT
DATE VALID: 4th May 2010
DECISION DATE: 29th June 2010
PARISH: Rangeworthy Parish Council

NOTICE OF DECISION

South Gloucestershire Council in pursuance of powers under the above mentioned Act hereby PERMIT:

APPLICATION NO: PT10/1069/EXT

DESCRIPTION OF DEVELOPMENT: Conversion of existing agricultural building to form 1no. dwelling and associated works. Erection of single storey rear extension to form additional living accommodation and installation of roof lights to facilitate creation of first floor. Consent to extend time limit implementation for PT07/2160/F)

APPLICANT: Mr M.S. Howse

LOCATION: Berrows Wotton Road Rangeworthy Bristol South Gloucestershire

In accordance with the application and accompanying plans, subject to the conditions specified below:

1. The development hereby permitted shall be begun 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).
2. The facing stone work shall match that of the existing building in colour, texture, coursing, jointing and pointing
Reason
To safeguard the traditional character of the building, and to accord with Policies D1 and H10 of the South Gloucestershire Local Plan (Adopted) January 2006.

South Gloucestershire Council, Planning, PO Box 2081, Bristol, BS35 9BP
Telephone: 01454 868004 Fax: 01454 863440
Email: planningapplications@southglos.gov.uk

3. The off-street parking facilities and turning area shown on the plan hereby approved shall be provided before the building is first occupied, and thereafter retained for that purpose.

Reason

To ensure the satisfactory provision of parking and turning facilities and in the interest of highway safety and the amenity of the area, and to accord with Policies T8 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

4. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include details of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection during the course of the development; proposed planting (and times of planting); boundary treatments and areas of hardsurfacing. Development shall be carried out in accordance with the agreed details and thereafter be retained as such.

Reason

To protect the character and appearance of the area to accord with Policies D1 and H10 of the South Gloucestershire Local Plan (Adopted) January 2006.

5. Notwithstanding the provisions of Article 3 and Parts 1 and 2 Schedule 2 of the Town & Country Planning (General Permitted Development) Order 1995 or any Order revoking and re-enacting that Order with or without development as specified in Part 1 (Classes A, B, D, E) or any specified in Part 2 (Class A), other than such development or any of the plans hereby approved, shall be carried out without the prior consent of the Local Planning Authority.

Reason

To safeguard the rural appearance of the locality and to accord with Policies H10 of the South Gloucestershire Local Plan (Adopted) January 2006.

6. The development hereby permitted shall not be occupied or used before any gates to the vehicular access are set back a distance of 5m from the nearest edge of the carriageway. Such gates shall be set back in a direction away from the carriageway.

Reason

In the interests of highway safety, and to accord with Policies D1 and H10 of the South Gloucestershire Local Plan (Adopted) January 2006.

7. The proposed driveway shall have a bound surface for the first 5m when measured from the highway.

South Gloucestershire Council, Planning, PO Box 2081, Bristol, BS35 9BP
Telephone: 01454 868004 Fax: 01454 863440
Email: planningapplications@southglos.gov.uk

dated 07-06-22.

2022

Signed



Reason

In the interests of highway safety, and to accord with Policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

8. A visibility splay of 2metres x 120metres shall be maintained at all times and there shall be no obstructions to visibility exceeding 0.9 metres in height within the splayed areas.

Reason

In the interests of highway safety, and to accord with Policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

SUMMARY OF REASONS FOR GRANTING PLANNING PERMISSION IN ACCORDANCE WITH ARTICLE 22 OF THE TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995 (AS AMENDED).

The proposed development has been tested against the following policies of the Development Plan and, in the opinion of the Local Planning Authority is not in conflict with the following policies or adopted Supplementary Planning Guidance when read in conjunction with the planning conditions imposed.

Reasonable attempts have been made to accommodate a business re-use to no avail. The existing structure is sound needing no major reconstruction. The building has a good relationship with other buildings and no residential amenity issues arise. Accordingly it meets criteria in policy H10 of the South Gloucestershire Local Plan 2006.

The proposed development would remain in keeping with the surrounding locality and would respect the character of the existing building by virtue of scale, size and materials. Accordingly it meets criteria in policy H10 and D1 of the South Gloucestershire Local Plan 2006 and the South Gloucestershire Design Checklist Supplementary Planning Document 2007.

The proposed development would not give rise to any transport or highway safety implications and is acceptable in terms of both policies T12 and T8 D1 of the South Gloucestershire Local Plan 2006.

This represents a summary of the reason for granting planning permission, further details are set out in the application report under the reference number cited at the top of this decision notice.

ADDITIONAL INFORMATION

1. This permission shall not be construed as granting rights to carry out works on, or over, land not within the ownership, or control, of the applicant.
2. You must obtain the prior written consent of the owner and occupier of any land upon which it is necessary for you to enter in order to construct, externally finish, decorate or in any other way carry out any works in connection with this development including future repairs/maintenance, or to obtain support from adjoining property. This permission does not authorise you to take such action without first obtaining this consent. Your attention is also drawn to the Access of Neighbouring Land Act 1992 and Party Wall Act 1996.
3. This Decision Notice grants planning permission. You are advised that it does not imply compliance with Building Regulations and it is essential that you contact the Council's Building Control Manager with regard to your proposals before proceeding.
4. This decision relates solely to those plans identified below:

541/06/02A and 541/06/03A received by the Council on 11th July 2007.

PLEASE NOTE: The development hereby permitted must be implemented in accordance with plans hereby approved and any conditions specified above. The conditions may specify that works are to be carried out or details are required to be submitted for further approval, before all or part of the development is otherwise commenced. If the permission is commenced without these requirements being fully met, or in any other manner, the development may be unauthorised and the permission invalidated.

HC O'Connor

AREA PLANNING MANAGER (WEST)

DATE: 29th June 2010

Goldings
High Gables
Daglingworth
Cirencester
GL7 7AE

Please ask for: Customer Service Centre
Tel: 01454 868004
Our ref: PT10/1069/EXT
(Please quote at all times)
Your ref:
Date: 15th May 2013

TOWN AND COUNTRY PLANNING ACTS 1990
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2010

CONDITION COMPLIANCE CONFIRMATION

LOCATION: Berrows Wotton Road Rangeworthy Bristol South
Gloucestershire
DESCRIPTION: Discharge of condition 4 attached to planning permission
PT10/1069/EXT
REFERENCE NO: PT10/1069/EXT

Thank you for your letter dated 20th March 2013 and plan no.s 541/06/04 'Rev A' regarding the discharge of conditions attached to the above permission.

I confirm that details plan 'Landscaping Scheme' (541/06/04 A) submitted in relation to condition 4 is acceptable and I therefore can formally discharge condition 4 of the above permission.

I confirm that I have attached this correspondence and the submitted plans/details to the relevant files.

Yours sincerely

Sarah Fordham



This is the exhibit referred to as MSH3 in the Statutory
Declaration of Maurice Stuart Howes

South Gloucestershire Council, Environment an
Telephone: 01454 868004 Email

dated 07-06-2013

2022

COCOM1

Signed [Redacted Signature]