

TOWN AND COUNTRY PLANNING ACT, 1971

In pursuance of their powers under the above mentioned Act, the Council as Local Planning Authority HEREBY PERMIT the development described hereunder in accordance with the submitted application and its accompanying plan(s), but subject to the conditions hereunder stated.

TO:-

"E. B. Rabbits", Oak Farm, English Bicknor, Coleford, Glos. AGENT: The Brock Planning Consultancy, 10A, High Street, Coleford, Glos. GL16 8HF.

PLANNING REFERENCE No. AND DATE OF APPLICATION

Description of Land

DF.6517/C. 14.9.87.

OAK FARM, ENGLISH BICKNOR.

English Bicknor Parish. S.O. 5614 & 5714, 5814 & 5914. Edition's 1959. PT/Parcel No. 0078.

Description of Development

Fraction of an agricultural workers dwelling and agricultural store/farm office building.

CONDITIONS ATTACHED TO PERMISSION AND REASONS THEREFOR

- a) The development hereby permitted shall be begun not later than the expiration of five years beginning with the date of this permission.
b) Building operations shall not be commenced until details of the roofing and walling materials proposed to be used have been submitted to and approved by the Local Planning Authority and all roofing and walling materials used in the development hereby authorised shall conform to the details so approved.
c) The development for which permission is hereby granted shall not be commenced until a scheme for the landscaping of the site has been submitted to and approved by the Local Planning Authority. Such a scheme shall be carried out in all respects in accordance with the approved scheme and not later than the first planting season following the erection of the buildings hereby permitted. If at any time during the subsequent three years any tree or shrub forming part of the scheme shall for any reason die, be removed or felled it shall be replaced with another tree or shrub of the same species during the next planting season to the satisfaction of the Local Planning Authority.

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Reason:-

- a) To comply with the requirements of Section 41 of the Town and Country Planning Act, 1971.
b) To ensure that the appearance of the development will be in harmony with the traditional character of development in the area.
c) In the interests of visual amenity.

/Continued.....

9th December, 1987.

Dated



duly authorised in that behalf PLANNING OFFICER

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 36 of the Town and Country Planning Act, 1971, within six months of receipt 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 the 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 notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act, 1971.
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 169 of the Town and Country Planning Act, 1971.
4. This permission relates to planning control only. Any other statutory consent necessary must be obtained from the appropriate authority. Building Regulations consent for the development may be necessary and you should approach the Building Control Officer to the District Council for information.
5. If the work authorised by this permission involves the alteration to an access or the crossing of the highway verge or kerb, you are requested to consult the County Divisional Surveyor before commencing such work. The address of the Divisional Surveyor may be obtained from the County Surveyor, Shire Hall, Gloucester, GL1 2TH.
6. If the work authorised by this permission requires the supply of utility or other public services, you are requested to contact the appropriate statutory or other undertaker as soon as possible following the receipt of this decision. Failure to do so may result in a delay in the provision of these services.
7. Attention is drawn to the fact that any failure to adhere to the details of approved plans or to comply with conditions attached to consents constitutes a contravention of the provisions of the Town and Country Planning Act, 1971, in respect of which enforcement action may be taken. Development begun after five years from the date of this permission is unauthorised development in respect of which enforcement action may also be taken.
8. Any further information concerning this decision can be obtained from the Planning Officer, Council Offices, Belle Vue Road, Cinderford, GL14 2AE. Please quote the Reference Number of this permission in any correspondence.

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DF.6517/C.
14.9.87.

CONSENT: Conditions:

- d) Except where required by another condition attached to this permission, the development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans and particulars included in the application, prior to the development being brought into use.
- e) The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed in the locality in agriculture, as defined in Section 290 of the Town and Country Planning Act, 1971, or in forestry or a dependant of such a person residing with him or her, or a widow or widower of such a person.
- f) Before the development for which permission is hereby granted is brought into use, a vehicular turning space shall be provided within the site, to the satisfaction of the Local Planning Authority and be permanently maintained thereafter.

Reasons:

- d) To ensure that the development is completed in accordance with the approved plans and attached particulars.
- e) The site is not in an area intended for general development. Permission is granted to the present proposal solely because the dwelling is required to house a person or persons employed in agriculture or forestry.
- f) To enable vehicles to enter and leave the highway in a forward gear in the interests of road safety.

Dated: 9th December, 1987.
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daily authorised in that behalf
PLANNING OFFICER