

TOWN AND COUNTRY PLANNING ACT 1971
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDERS 1977 to 1981

TYNEDALE DISTRICT COUNCIL
(Local Planning Authority)

To: Ian Darby Partnership,
St. Judes,
Barker Street,
Shieldfield,
Newcastle upon Tyne.
NE2 1AS;

- Mr. Scott,
Townfoot Farm,
Slaley,
Hexham,
Northumberland;

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

Construction of new toilet and laundry block, new access and use of land for siting of 25 static caravans;
at Townfoot Farm, Slaley;

as described in your application for planning permission received on 27 March 1990 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.

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.

Dated this 19 April 1990

Director of Planning

NOTE
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 1971 in respect of which enforcement action might be taken.

Your attention is drawn to the notes overleaf.

(P.T.O.)

NOTES

- (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 by notice served within six months of receipt of this notice, appeal to the Secretary of State for the Environment in accordance with Section 36 of the Town and Country Planning Act 1971. Notice of Appeal must be given on the appropriate form which may be obtained 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, however, required to entertain such 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. (The statutory requirements include Section 70 and 77 of the Town and Country Planning Act 1971).
- (2) If permission to develop land is refused, or granted subject to conditions, whether by the local planning authority or by the Minister of Housing and Local Government, 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 county borough or county district in which the land is situated, a purchase 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.

Conditions (continued) 90/E/256

3. The site shall not be used as a caravan site for the purpose of human habitation between 31 October in any one year and 1 March in the succeeding year.
4. No development shall be commenced until detailed building and access plans (including detailed road and drainage sections) have been submitted to and approved by the Local Planning Authority.
5. The roof/walls of the caravan(s) shall be coloured Olive Green BS 10C39.
6. The external walls of the toilet block shall be roughcast with derbyshire spar.
7. The access shall be laid out and constructed and sight lines provided at the juncture between the means of access and the highway in accordance with Type 6 of the Northumberland County Council standard specifications, and the building hereby permitted shall not be occupied until the said access has been so completed. No development shall be commenced until detailed access plans have been submitted to and approved by the Local Planning Authority.
8. 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. No trees shall be pruned or removed without the prior consent of the Local Planning Authority being obtained.

Reasons

3. The development is such that it could not be approved for permanent development.
4. To achieve a satisfactory form of development.
- 5/6. In the interests of the visual appearance of the property.
7. To achieve a satisfactory form of development in the interests of road safety.
8. In the interests of visual amenity.

