

AYLESBURY VALE DISTRICT COUNCIL

Town and Country Planning Act 1990**The Town and Country Planning (General Development Orders)****12/01028/AOP**

Mr Sam Franklin
 Landscape Land and Property
 The Clock House
 2 Bedford Street
 AMPHILL
 MK45 2NB

Mr Peter Jones

Subsequent to your outline application that was valid on the **17 May 2012** and in pursuance of their powers under the above mentioned Act and Orders, the Aylesbury Vale District Council as Local Planning Authority **HEREBY PERMIT:**

Erection of dwelling

AT:

Newfoundland Fields Ivy Lane Great Brickhill

Approved Drawing Numbers: Two site plans dated 17 May 2012

In accordance with your outline application and the plans and particulars accompanying it subject to the following conditions and reasons:

- 1 Application for approval of reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: To prevent the accumulation of planning permissions: to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 92(2) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 Approval of the details of the scale and external appearance of the dwelling and the landscaping of the site (hereafter called the reserved matters') shall be obtained in writing from the Local Planning Authority before the development is commenced.

Reason: The application is for outline planning permission.

- 3 The details to be submitted for approval in writing by the Local Planning Authority in accordance with Condition 1 shall include details of the proposed slab levels of the dwelling in relation to the existing and proposed levels of the site and the surrounding land, with reference to fixed datum points. The dwelling shall be constructed with slabs at the approved levels unless otherwise agreed in writing by the Local Planning Authority. Please also see note no. 6 on the back of this notice.

Reason: For the avoidance of doubt and to ensure a satisfactory form of development and to accord with policies GP35 and RA8 of the Aylesbury Vale District Local Plan.

4 The occupation of the dwelling shall be limited to a person solely or mainly working, or last working in the locality in agriculture (as defined in Section 336 of the Town and Country Planning Act 1990), or in forestry, or a widow or widower of such a person and to any resident dependants.

Reason: The site is within an area where permission for a dwelling unconnected with or not required in the essential interests of agriculture or forestry would not normally be permitted and because permission is granted having regard to the special circumstances of the case and to accord with para.55 of the National Planning Policy Framework.

5 Notwithstanding the provisions of the Town and Country Planning (General permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) no enlargement of the dwelling nor the erection of any garage shall be carried out within the curtilage of the dwelling the subject of this permission other than those expressly authorised by this permission.

Reason: In order to help maintain a dwelling of a size and market value considered appropriate for occupation by an agricultural worker and which is subject to an agricultural tie, in the interest of the visual amenities of this open countryside location and to accord with para.55 of the National Planning Policy Framework.

6 No part of the development shall begin until the existing means of access has been altered/upgraded to comply with Buckinghamshire County Council's guide note "Private Vehicular Access Within Highway Limits" 2001.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development.

7 Notwithstanding the provisions of Part 2 of the Second Schedule to the Town and Country Planning General Permitted Development Order 1995 (or any Order revoking or re-enacting that Order) no gates or other means of enclosure, shall be erected across the altered/upgraded way within 5 metres of the edge of the carriageway.

Reason: To enable vehicles to draw off clear of the highway for the safety and convenience of the highway users and to accord with Core Regional Policy T1 of the South East Plan.

8 No part of the development shall be occupied until an area has been laid out within the site for cars and other vehicles to turn in accordance with a plan to be submitted in accordance with Condition 1 and that area shall not thereafter be used for any other purpose.

Reason: To enable vehicles to draw off and turn clear of the highway thereby avoiding the need to reverse onto the public highway and to accord with Core Regional Policy T1 of the South East Plan.

The justification for making this decision:

The proposal is in accordance with policies GP8, GP24 and RA8 of the Aylesbury Vale District Local Plan and para.55 of the National Planning Policy Framework. There are no other material planning considerations of such weight to lead to a decision contrary to those policies and guidance.

INFORMATIVES

1 AVDC restricts the floorspace of agricultural dwellings to a maximum of 200m² (measured externally). According to the details provided by the agent the dwelling would have a footprint of around 117m², at the detailed planning stage any two-storey dwelling would need to be configured accordingly to ensure that it would not exceed 200m².

2 In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, Aylesbury Vale District Council (AVDC) takes a positive and proactive approach to development proposals and is focused on seeking solutions where possible and appropriate. AVDC works with applicants/agents in a positive and proactive manner by:

- offering a pre-application advice service,
- updating applicants/agents of any issues that may arise in the processing of their application as appropriate and, where possible and appropriate, suggesting solutions.

In this case, AVDC has taken a positive stance on the proposal and consequently sought to seek out the necessary financial details so as to ascertain that the crucial trading figures test referred to in the Inspectors appeal decision had been met.



For and on behalf of the District Council
6 December 2012

Your attention is drawn to the notes on the back of this form.

DA