

**BUCKINGHAMSHIRE COUNCIL****Town and Country Planning Act 1990****21/04035/APP**

Leanne Jeffreys  
The Old Market Office  
10 Risbygate Street  
Bury St Edmunds  
IP33 3AA  
United Kingdom

Mr & Mrs R Newton  
Hill Side Farmhouse  
Ivy Lane  
Great Brickhill  
MK17 9AH

Subsequent to your application that was valid on the **14th October 2021** and in pursuance of their powers under the above mentioned Act and Orders, Buckinghamshire Council as Local Planning Authority **HEREBY PERMIT:-**

Removal of Condition 10 (agricultural occupancy relating to application 03/00880/AOP (site for one agricultural dwelling))

**AT:-** Hill Side Farm Ivy Lane Great Brickhill Buckinghamshire MK17 9AH

Approved Drawing Number(s):- AOCS1 20-01

Subject to the following conditions and reasons:-

- 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(1) of the Town and Country Planning Act, 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no enlargement of the dwelling, no outbuildings, nor any structures or means of enclosure shall be carried out within to the dwelling or within the curtilage of the dwelling the subject of this permission.

**Reason:** In the interests of visual amenity and to safeguard the character of the area by enabling the Local Planning Authority to consider whether planning permission should be granted for such development and to comply with policies S3, NE4, BE2 and BE3 of the Vale of Aylesbury Local Plan September 2021, and the National Planning Policy Framework.

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

A handwritten signature in black ink, appearing to read 'S Bambrick', written in a cursive style.

**Steve Bambrick**  
**Service Director Planning and Environment**  
On behalf of the Council  
29th April 2022

## **1. APPEALS**

If you are aggrieved by the decision of your Local Planning Authority to grant permission for the proposed development subject to conditions, then you can appeal to the Secretary of State for Communities and Local Government under Section 78 of the Town and Country Planning Act 1990. If you want to appeal, you must do so within 6 months of the date of this Notice, using a form which you can get from the Initial Appeals, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN . You can also lodge an appeal via the internet at <https://acp.planninginspectorate.gov.uk>

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission without the conditions they imposed, having regard to statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

If either the local planning authority or the Secretary of State grants permission to develop land subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part V1 of the Town and Country Planning Act 1990.

## **2. BUILDING REGULATIONS**

This Approval under the Town and Country Planning Act DOES NOT operate as a consent under the provisions of the Building regulations. A further application may be required under this legislation. You are advised to seek advice from the Council's Building Control section on this matter, by emailing [buildingcontrol.av@buckinghamshire.gov.uk](mailto:buildingcontrol.av@buckinghamshire.gov.uk)

## **3. PROTECTED SPECIES**

Certain wild plants and animals are protected under UK and European legislation. Approval under that legislation is required if protected habitats or species are affected by development. If you discover protected species proceeding with the development without seeking advice from Natural England could result in prosecution. For further information or to obtain approval contact Natural England. Further details are contained in our leaflet 'Biodiversity and the Planning process'.

## **4. SUSTAINABILITY**

We support the principles of sustainable design and construction, including: carbon management (energy efficiency and micro generation) as a central theme in design, build and use; the re-use of materials in construction projects; the sustainable management of water through water conservation (rainwater harvesting and water reuse) and the use of sustainable drainage systems (SUDS). We have published a Sustainable Construction Advisory Guide to help those involved in new build gain a better understanding and encourage the use of sustainable construction techniques in new developments. We will also provide basic guidance for interested parties on request. Further information can be found at CIRIA's SUDS website [www.ciria.org/suds/icop.htm](http://www.ciria.org/suds/icop.htm) and the Building Research Establishment website [www.bre.co.uk](http://www.bre.co.uk)

## **5. MATERIALS**

Please note that we cannot accept samples of materials at our offices. You should submit a Discharge of Conditions application (see note 6 below) with the materials fully specified, and then the case officer will make arrangements to view samples on site as required. Application forms are available on our web site (see link below).

## **6. DISCHARGE OF CONDITION(S)**

A fee is payable for applications seeking confirmation that a) information submitted satisfies the requirements of a condition (including planning permission that has been granted on appeal) and b) a condition has been discharged.

For our current fees please visit our website [www.aylesburyvaldc.gov.uk/section/application-guidance](http://www.aylesburyvaldc.gov.uk/section/application-guidance) Please note that any number of conditions can be included on a single request but, if separate applications are made for each condition, a fee is required for each: i.e. if 4 separate application are made to discharge 4 conditions, total fees payable will be 4 x application fee.

You should submit a formal application using the standard 1APP form accompanied by the appropriate information, details or drawings. Applications can be made online via [www.planningportal.co.uk](http://www.planningportal.co.uk) or you can download from our website at [www.aylesburyvaldc.gov.uk/section/apply](http://www.aylesburyvaldc.gov.uk/section/apply)

## **7. STANDING ADVICE FOR DEVELOPMENT SITES WHERE THERE IS NO KNOWN HISTORICAL CONTAMINATION**

If during development works contamination is encountered which has not been previously identified please contact the Environmental Health department immediately at [envhealth.av@buckinghamshire.gov.uk](mailto:envhealth.av@buckinghamshire.gov.uk) Works must cease on site until an appropriate remediation scheme is submitted to and agreed in writing by the local planning authority.

Failure to remediate site contamination during development could result in serious long-term health impacts to future users of the development.