

BUCKINGHAMSHIRE COUNCIL

**Town and Country Planning (General Permitted Development) (England) Order 2015
(as amended)**

22/02975/COUAR

Laurie Hickin
18 Regent Place
Rugby
CV21 2PN

Cetin Karakus

Process set out by Part 3, Class Q, of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

In accordance with section 60 (2B) and (2C) of the Town and Country Planning Act 1990 (as amended by section 4 (1) of the Growth and Infrastructure Act 2013)

The local planning authority, hereby **GRANT PRIOR APPROVAL** for the proposed development at the address shown below:-

Address of the proposed development:

Paper Mill Farm Bragenham Side Stoke Hammond Buckinghamshire MK17 9DB

Description/Information provided of the proposed development:

Determination as to whether prior approval is required in respect of transport & highway impact, noise, contamination risk, flooding and locational considerations for the change of use of agricultural barn into 1 dwelling with associated parking (Class Q(a)) and in relation to design and external appearance of the building (Class Q(b)).

Subject to the following condition(s):

- 1 The change of use as shown on drawing numbers WIL 201 PA 200, WIL 201 PA 005, WIL 201 PA 100, WIL 201 SUR 01, shall be implemented and works completed within three years of the date of this prior approval.

Reason: To accord with the requirement set out in Paragraph Q.2 (3) of Class Q of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

- 2 The materials to be used in the development shall be as indicated on the approved plans and/or application forms unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development and to comply with policy BE2 of the Vale of Aylesbury Local Plan (2021), and the National Planning Policy Framework.

- 3 Prior to the first occupation of the dwelling hereby approved, the development shall be carried out in accordance with the mitigation measures set out in section 7 of the Background Noise Assessment, Ref: 3790-R1, prepared by Clover Acoustics and dated 31st August 2017. The mitigation measures shall thereafter be retained in accordance with the approved specification.

Reason: To protect the amenities of future occupiers of the residential dwelling in accordance with policy BE3 of the Vale of Aylesbury Local Plan and with the National Planning policy Framework.

- 4 The dwelling shall not be occupied until the existing agricultural building directly to the south of the barn to be converted to residential use and shown to be demolished, has been demolished and all resultant materials removed from the site.

Reason: To protect the amenities of future occupiers of the residential dwelling and to accord with policy BE3 of the Vale of Aylesbury Local Plan and with the National Planning policy Framework.

- 5 Prior to the occupation of the development, space shall be laid out within the site for parking and manoeuvring in accordance with the approved plans. This area shall thereafter be permanently maintained for this purpose.

Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway and to accord with policy T6 of the Vale of Aylesbury Local Plan and with the NPPF.

- 6 Prior to the occupation of the development, details of the provision of electric charging points shall be submitted to and approved in writing by the Local Planning Authority, and the electric charging points shall be implemented in accordance with the approved details prior to the occupation of the development and they shall thereafter be retained as approved.

Reason: To ensure adequate provision is made for electric vehicles and to accord with the NPPF and Policy T8 of the Vale of Aylesbury Local Plan.

Informative(s)

1. The applicant is advised that a licence must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the highway. A period of 28 days must be allowed for the issuing of the licence, please contact the Area Manager at the following address for information.

Transport for Buckinghamshire
Corrib Industrial Park
Griffin Lane
Aylesbury
Bucks
HP19 8BP

2. It is an offence under S151 of the Highways Act 1980 for vehicles leaving the development site to carry mud onto the public highway. Facilities should therefore be provided and used on the development site for cleaning the wheels of vehicles before they leave the site.

3. No vehicles associated with the building operations on the development site shall be parked on the public highway so as to cause an obstruction. Any such wilful obstruction is an offence under S137 of the Highways Act 1980.

4. If during development works contamination is encountered which has not been previously identified please contact the Environmental Health department immediately at Environmentalhealth@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.



Steve Bambrick
Service Director Planning and Environment
On behalf of the Council
17th October 2022